BILL CARRETT, Davidson County
Trans:T20100020881 DEEDTRS
Recvd: 04/08/10 14:12 2 pgs
Fees:13.00 Taxes:495.34
20100408-0026714

Prepared by: Rodney M. Scott, Attorney, 12 Public Square, Murfreesboro, TN 37130, from information provided by the

NAME AND ADDRESS OF NEW OWNER:

Jimmy Comer
Bobby Beadle
6012 Bluewater Drive
Lebanon, TN 37087

SEND TAX BILLS TO:

SAME

Map & Parcel: 174-11-0A-004.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 21, 2006, recorded in Instrument No. 20060306-0025535, Register's Office for Davidson County, Tennessee, Dotson & Thomason Properties, LLC, conveyed to J. Ben Weatherford, Trustee, the hereinafter described property to secure the indebtedness set forth therein; and

WHEREAS, by instrument dated February 11, 2010, and recorded in Instrument No. 20100217-0012185, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Rodney M. Scott as Substitute Trustee in place of J. Ben Weatherford; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Rodney M. Scott, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Rodney M. Scott, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in The City Paper, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the said newspaper under the dates of February 22, March 1, and March 8, 2010, stating that on March 23, 2010, at or about the hour of 1:00 p.m., at the site of the said property at 1016 Blairfield Drive, Antioch, TN, 37013, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, in bar of all equities of redemption including but not limited to all right of homestead, exemption in and equitable and statutory redemption, all right of dower and curtesy, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid taxes, restrictive covenants, easements and setback lines, etc. applying to the within described property and appearing of record in the Register's Office for Davidson County, Tennessee; any and all prior liens or encumbrances that may exist against the aforesaid property; and any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal. This sale is also subject to any matter that an accurate survey of the premises might disclose.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Rodney M. Scott, Substitute Trustee, offered said property for sale at public outcry and sold said property to the highest, best and last bidder thereon, Jimmy Comer and Bobby Beadle, at the bid of $133,875.00, of which amount $488.07 was paid to The City Paper newspaper for the cost of publication, and the remainder applied to the indebtedness of MIDSOUTH BANK, I, the undersigned, Rodney M. Scott, Substitute Trustee, in consideration of the sum of the highest, best and last bid, as set forth above, do hereby bargain and sell, and by these presents transfer and convey unto the duly authorized Assignee of the said bidder, Jimmy Comer and Bobby Beadle, as Tenants in Common, (hereinafter referred to as Grantees), their successors and assigns, the following described parcel of real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Subdivision Plat of Cane Ridge Farms, Phase One, as shown by plat appearing of record in Instrument No. 20000825-0083988, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Dotson & Thomason Properties, LLC, by Warranty Deed dated February 21, 2006, of record in Instrument No. 20060306-0025534, Register's Office for Davidson County, Tennessee.

This is improved property known 1016 Blairfield Drive, Antioch, TN, 37013.

THIS CONVEYANCE IS SUBJECT TO any and all unpaid taxes, restrictive covenants, easements and setback lines; all zoning and subdivision restrictions of the appropriate governmental body; any and all prior liens or encumbrances against the aforesaid property; any statutory rights of redemption not otherwise waived in the Deed of Trust of MidSouth Bank as set forth in Instrument No. 20060306-0025535, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property, of record in the Register's Office for Davidson County, Tennessee. This conveyance is also subject to any matter that an accurate survey of the premises might disclose.

TO HAVE AND TO HOLD said property together with all the appurtenances, estate, title and interest thereunto belonging to said Grantees, Jimmy Comer and Bobby Beadle, as Tenants in Common, their successors and assigns, forever.

And I do further transfer and assign unto the said **Grantees, Jimmy Comer and Bobby Beadle, as Tenants in Common**, all the rights and benefits of the covenants and warranties contained in said Deed of Trust in as full and ample a manner I can or should do, but I convey and assign as Substitute Trustee only, and not any further or otherwise, and am not bound personally upon said covenants and warranties.

WITNESS my hand this 31st day of March, 2010.

Rodney M. Scott, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney M. Scott, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, on this the 31st day of March, 2010.

Notary Public

My Commission expires: 2/12/14

LINDA S. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $133,875.00.

Affiant

Sworn to and subscribed before me, this 31st day of March, 2010.

Notary Public

My Commission expires: 2/12/14

LINDA S. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD