ADDRESS NEW OWNER(S):
Brenda A. McCarty
310 Walnut Grove Rd.
Lebanon, TN 37090

SEND TAX BILLS TO:
owner

THIS INSTRUMENT PREPARED BY:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, TN 37087

TAX INFORMATION:
Map: 86.10 Group: Parcel: 60.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust dated June 7, 2007, executed by **Harry D. Webb and wife, Dova C. Webb** to Jere N. McCulloch, Trustee, of record in Instrument No. 20070611-0070018, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Kyle B. Heckman having been appointed Substitute Trustee in the place and stead of Jere N. McCulloch, Trustee, the said appointment of record in Instrument No. 20100309-0017951, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as 4100 Hunting Drive, Hermitage, TN 37076, and described with greater particularity in **Exhibit A,** attached and incorporated by reference (hereinafter the "Real Property").

WHEREAS, **Brenda McCarty** is the owner and holder of the indebtedness secured by said Deed of Trust, and as such is authorized the above-referenced Substitute Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, Kyle B. Heckman, Substitute Trustee, caused the Real Property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said Real Property would be sold at 10:00 A.M. on March 31, 2010, at the Sommet Center by the door located at 6th Avenue and Broadway, 501 Broadway, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, subject to any and all mortgages, liens, claims, rights, and unpaid taxes of whatever nature which may be liens against the Real Property, and sold "**As Is**" concerning the condition of the Real Property; and

WHEREAS, the Substitute Trustee appeared and offered the Real Property for sale at public outcry and the highest, best and last bid received was the sum of one hundred one thousand six hundred nineteen and 59/100 Dollars ($101,619.59) from **Brenda A. McCarty** (hereinafter referred to as the "Grantee"), and said Real Property was knocked off and sold to the Grantee for said amount;

NOW, THEREFORE, in consideration of the premises, the sum of one hundred one thousand six hundred nineteen and 59/100 Dollars ($101,619.59) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which were acknowledged, Kyle B. Heckman, Substitute Trustee, has this day bargained and sold and, by these presents, does transfer and convey the Real Property, as described above and in the attached "**Exhibit A,**" to Grantee, her heirs and assigns.

To have and to hold the Real Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever.

BILL GARRETT, Davidson County
Trans:T20100025204 DEEDTRS
Recvd: 04/28/10 09:01 3 pgs
Fees:18.00 Taxes:375.99
20100428-0032051

The Substitute Trustee conveys said Real Property subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. It is the intention of the Substitute Trustee to convey to Grantee no greater title in the subject Real Property than he received as Substitute Trustee.

This sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as a lien against the Real Property, and city and county taxes for the current year; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the Real Property. This sale is also subject to any matter that an accurate survey of the Real Property might disclose.

Witness my hand this 5th day of April, 2010.

Substitute Trustee

Kyle B. Heckman, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of this County, **Kyle B. Heckman**, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2010.

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

NOTARY PUBLIC
My Commission Expires: 1-4-14

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is **$101,619.59**.

Subscribed and sworn to before me, this 5th day of April 2010.

AFFIANT

NOTARY PUBLIC
My Commission Expires: 1-4-14

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, and being Lot No. 72 on the plan of Chapelwood, Section Two, of record in Book 5200, page 83, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Harry D. Webb & Dova C. Webb, husband and wife, in Instrument Number 20070611-0070017, Register's Office for Davidson County, Tennessee.

Subject property has the address of 4100 Hunting Drive, Hermitage, TN 37076