Name & Address of Owner for Tax Bills:
Mary S. Barrett
c/o Grassland Financial Services, LLC
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20100030237 DEEDTRS
Recvd: 05/19/10 14:08 3 pgs
Fees:18.00 Taxes:258.46
20100519-0038740

Prepared by:
David G. Mangum, Attorney
2303 Franklin Road
Nashville, TN 37204

MAP/PARCEL: 043-13-0 386.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 14, 2008, recorded in Instrument No. 20081016-0104059, Register's Office, Davidson County, Tennessee, Robert P. Hoover and wife, Donna D. Hoover, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 13, 2010, recorded in Instrument No. 20100415-0028556, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; 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 David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson A.M.*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 23, April 30, and May 7, 2010, stating that on Friday, May 14, 2010 at 12:00 Noon, in the hallway just outside the entrance to the Davidson County Register of Deeds located in the Bridgestone Arena in Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on May 14, 2010 at 12:00 Noon, I, David G. Mangum, Substitute Trustee, or my authorized agent, offered said property for sale at public outcry and sold said property to **Mary S. Barrett**, her heirs and assigns, for $69,854.96, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Mary S. Barrett,** (hereinafter referred to as Grantee), her

heirs and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

BEING the northerly part of Lot No. 43 and the northerly part of the easterly 40 feet of Lot No. 42 of Block "I" on the Plan of Forrest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County, described as follows:

BEGINNING at the intersection of the southerly margin of Elm Street with the westerly margin of Forrest Park Road; thence with said road, southwardly 77 feet; thence westwardly 157 feet, more or less, to a point 60 feet east of the westerly line of Lot No. 42; thence, northwardly parallel with the westerly line of said Lot No. 42, 76-1/2 feet to the southerly margin of Elm Street; thence with the southerly margin of same, eastwardly 159 feet, more or less to the beginning.

DEED REFERENCE:
BEING the same property conveyed to Robert P. Hoover and wife, Donna D. Hoover by deed from Pattoway Y. Bryan, a widow of record in Book 4581, page 808, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

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PROPERTY ADDRESS: 436 Elm Street, Madison, TN 37116 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 18th day of May, 2010.

David G. Mangum, Substitute Trustee

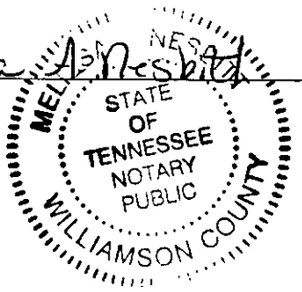
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, 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 Nashville, Tennessee, on this the 18th day of May, 2010.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-12



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,854.96.

Affiant

Subscribed and sworn before me, this 18th day of May, 2010.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-12

DGM File #67884

