BILL GARRETT, Davidson County
Trans:T20100030836 DEEDTRS
Recvd: 05/21/10 14:53 3 pgs
Fees:18.00 Taxes:268.68
20100521-0039458

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

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

MAP/PARCEL: 063-01-0 034.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 21, 2009, by Instrument No. 20090901-0082158, Robert P. Hoover and wife, Donna M. Hoover, conveyed to David G. Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was assigned by Instrument of record in Instrument No.20091130-0109362, said Register's Office; 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, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *TheDavidson AM,* a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 30, May 7, and May 14, 2010, stating that on Friday, May 21, 2010 at 12:00 Noon, in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Bridgestone Arena, formerly known as the Sommet Center, 501 Broadway, Downtown 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 said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Trustee, offered said property for sale at public outcry and sold said property to **Franklin Funding, Inc.**, its successors and assigns, for $72,616.50, 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, Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Franklin Funding, Inc.,** (hereinafter referred to as Grantee), its successors and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 1, Nawaka Hill Annex of Record in Plat Book 843, Page 64, Register's Office for said County described as follows: Beginning at a point in the south margin of Nawaka Trail, 735.13 feet from a concrete monument in the south margin of Nawaka Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawaka Trail and Neelys Bend Road; thence North 66 deg. 13 min. East 105 feet to a point; thence extending back between two parallel lines, 198.73 feet to a dead line in the rear on which it measures 105.0 feet.

DEED REFERENCE:
BEING the same property conveyed to Donna D.M. Hoover by Affidavits of Heirship of record in 20090805-0073443, 20090901-0082155 and 20090901-0082156, Register's Office for Davidson County, Tennessee/

ALSO BEING a portion of the same property conveyed to H.L. Moss and wife, Velma Moss by deed from E.C. Chance, Inc. of record in Book 3876, page 192 as corrected in Book 4012, page 633, said Register's Office.

This description was taken from the Deed of Trust of record in Instrument No.20090901-0082158, as well as from the prior deed of record in said Register's Office. Donna D. M. Hoover is one and the same person as Donna M. Hoover.

MAP/PARCEL: 063-01-0 034.00
PROPERTY ADDRESS: 615 Nawakwa (Nawaka) Trail, Madison TN 37115 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, its successors 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 21st day of May, 2010.

David G. Mangum, 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**, 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 8th day of May, 2009.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-12

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,616.50.

Affiant

Subscribed and sworn before me, this 21st day of May, 2010.

Notary Public

My Commission Expires: 11-21-12

DGM File #69708 (615 Nawakwa Trail, Madison, TN)

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY