Name and address of new owner for Tax Bills:
David G. Mangum, and wife,
Patti B. Mangum
6204 River Oaks Court
Brentwood, TN 3027

BILL GARRETT, Davidson County
Trans:T20100031446 DEEDTRS
Recvd: 05/25/10 14:16 3 pgs
Fees:18.00 Taxes:1120.39
20100525-0040318

This Instrument Prepared by:
Michael I. Mossman
Attorney at Law
2021 21st Ave. S, Ste. 320
Nashville, TN 37212

MAP/GROUP/PARCEL: 119-04-0133.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated December 22, 2005, recorded in Instrument No.20051229 ~~2005129~~-0156282, Register's Office, Davidson County, Tennessee, Ella L. Lester, unmarried, and Jeffery Carter and wife, Joyce Carter, conveyed to F. B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Grassland Financial Services, LLC; and

WHEREAS, said Deed of Trust was assigned to Tennessee Commerce Bank of record in Instrument No.20060413-0042340, and thereafter released by Full Release of Assignment of Note and Collateral of record in Instrument No.20060810-0098399, said Register's Office; and

WHEREAS, by instrument dated April 15, 2010, and recorded in Instrument No.20100422-0030635, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Michael I. Mossman 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 Michael I. Mossman, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Michael I. Mossman, 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 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 11:30 am, 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, Michael I. Mossman, Substitute Trustee, offered said property for sale at public outcry

and sold said property to David G. Mangum and wife, Patti B. Mangum, their heirs and assigns for $302,806.96, 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, **Michael I. Mossman, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **David G. Mangum and wife, Patti B. Mangum**, (hereinafter referred to as Grantee), their heirs and assigns, the following described property, to wit:

LAND in Nashville, Davidson County, Tennessee, being apart of Lot No. 181 on the Plane of Glencliff Estates, Section Three, of record in Book 1424, page 1, Register's Office for said County, described according to a survey made thereof August 7, 1980 by James A. Hamilton, Jr., consulting engineer, as follows:

BEGINNING at an iron pin, the northwesterly corner of said Lot No. 181, said point being in the easterly line of Lot No. 182;

THENCE with the rear or northwesterly line of Lot 181 No. 53 deg. 34' E. 105.59 feet to an iron pin;

THENCE with the easterly face of a concrete block retaining wall extended, and with the easterly face of said wall S.5 deg. 24' 25" W. 14.15 feet to a corner said wall;

THENCE continuing with the easterly face of said wall, S. 46 deg. 42' 09" W. 85.99 feet to a corner of said wall;

THENCE, continuing with the southerly face of said wall and with this line extended N. 87 deg. 11'15"W.8.58 feet to an iron pin in the easterly line of Lot 182;

THENCE with the easterly line of Lot 182 N. 9 deg 53'W. 11.46 feet to the beginning.

Also, being Lot No. 1 on the Plan of Lester Subdivision, of record in Book 5200, Page 274, Register's Office for Davidson County, Tennessee.

DEED REFERENCE:
BEING the same property conveyed to Ella L. Lester by deed from Thomas Carter, Roy B. Baskette and Roy A. Helton, as Trustees of the Glenwood Baptist Church in Nashville, Tennessee.

Being the same property conveyed to Ella L. Lester by Quitclaim Deed from Thomas Carter, Roy B. Baskette and Roy A. Helton, as Trustees of the Glenwood Baptist Church in Nashville, Tennessee, of record in Book 5639, Page 106, said Register's Office.

This description was taken from the Deed of Trust of record in Instrument No.20051229-0156282, said Register's Office.

MAP/PARCEL: 119-04-0 133.00
PROPERTY ADDRESS: 306 E. Thompson Lane, Nashville, TN 37211 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.

Michael I. Mossman, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael I. Mossman, 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 21st day of May, 2010.

Notary Public

My Commission Expires: September 8, 2013

TINA FAYE WOLF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $302,806.96

Affiant

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

Notary Public

My Commission Expires: September 8, 2013

TINA FAYE WOLF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

File #64141 (306 E. Thompson Ln., Nashville, TN 37211)