Name & Address of Owner for Tax Bills:
Franklin Funding, Inc.
c/o Investors Service Company
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20100032436 DEEDTRS
Recvd: 05/28/10 15:45 3 pgs
Fees:18.00 Taxes:148.00
20100528-0041490

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

MAP/PARCEL: 063-01-0 035.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 16, 2009, recorded in in Instrument No. 20090917-0086835, Register's Office, Davidson County, Tennessee, **Donna D.M. Hoover and husband, Robert P. 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 to Franklin Funding, Inc. by instrument No. 20091130-0109363, 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 ***The Davidson AM.***, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 7, May 14, and May 21, 2010, stating that on Friday, May 28, 2010 at 10:00 AM, , 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 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 $40,000.00, 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 Williamson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 1, Nawakwa 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 southern margin of Nawaka Trail, 850.13 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 Neely's Bend Road; thence north 66 deg. 13 min. east 116.0 feet to a point; thence extending back between two parallel lines, 198.73 feet on the southerly line and south 16 deg. 40 min. east 200,30 feet on the easterly line to a line in the rear on which it measures 91.2 feet.

DEED REFERENCE:
BEING part of the same property conveyed by Affidavit of Heirship as recorded on the 5th day of August, 2009 in Instrument No. 20090805-0073443 and part of the Warranty Deed from E. C. Chance, Inc. to H. L. Moss and wife, Velma Moss as recorded on the 7th day of January, 1966 in Book 3976, page 192, corrected by Quitclaim Deed recorded in Book 4012, page 633, in the Register's Office of Davidson County, Tennessee.

This description was taken from the Deed of Trust being foreclosed on.

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

MAP/PARCEL: 063-01-0 035.00
PROPERTY ADDRESS: 611 Nawakwa (also spelled "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 28th 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 28th day of May, 2010.

Notary Public

My Commission Expires: 11-21-12

MELISSA A. NABBITT
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 $40,000.00.

Affiant

Subscribed and sworn before me, this 28th day of May, 2010.

Melissa A. Nesbitt

My Commission Expires: 11-21-12

Notary Public

File #69745 (611 Nawakwa Trail, Madison, TN 37115)

