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

BILL GARRETT, Davidson County
Trans:T20100032438 DEEDTRS
Recvd: 05/28/10 15:47 3 pgs
Fees:18.00 Taxes:166.50
20100528-0041491

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

MAP/GROUP/PARCEL: 043-02-0 015.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 6, 2002, recorded in Instrument No.20020916-0112066, and by Partial Release of Lots 20, 22, and 23 of record in Instrument No.20070625-0075881 Register's Office, Davidson County, Tennessee, Velma Lee Moss now known as Velma Disspayne, conveyed to F. B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 27, 2010, recorded by Instrument No.20090730-0071486, 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, 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 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, Substitute Trustee, offered said property for sale at public outcry and sold said property to Jane Myers, her heirs and assigns, for $45.000.00, 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, Substitute Trustee**, do hereby bargain and sell, and by these

presents transfer and convey unto the said **Jane Myers,** (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 Lot No. 21 on the Map of a Re-subdivision of Lots 2 to 6 of a subdivision of Lot 27 and part of 29 of Dixie Pure Food Subdivision at Amqui, of record in Book 843, page 66, Register's Office for said County.

SAID Lot No. 21 fronts 84-3/4 feet on the easterly side of Landis Avenue and runs back 327 feet on the northerly line and 355 feet on the southerly line, to a dead line in the rear measuring 97 feet thereon.

DEED REFERENCE:
BEING part of the same property conveyed to H.L. Moss and wife, Velma Lee Moss by deed from Cline G. Rainey and wife, Edna Rainey of record in Book 1731, page 243, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office including but not limited to the marital interest of the spouse, if any, of Velma Lee Moss aka Velma Disspayne; subject to proof of death of H.L. Moss; and back taxes on subject property.

MAP/PARCEL:043-02-0 015.00
PROPERTY ADDRESS: 1226 Pierce Road, 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, 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 28th day of May, 2010.

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 $45,000.00.

Affiant

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

Notary Public

My Commission Expires: 11-21-12

DGM File #67788 (1226 Pierce Road, Madison, TN 37115

