BILL GARRETT, Davidson County
Trans:T20100032439 DEEDTRS
Recvd: 05/28/10 15:52 3 pgs
Fees:18.00 Taxes:203.50
20100528-0041492

Name & Address of Owner for Tax Bills:
RAVABAB, a TN general partnership
c/o Investors Service Company
1108 Battlewood Street
Franklin, TN 37069

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

MAP/PARCEL: 063-01-0 033.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 21, 2005, recorded in Instrument No. 20051025-0128447, Register's Office for Davidson County, Tennessee, Velma Moss a/k/a Velma Moss Disspayne, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was assigned by Instrument No. 20051031-0130887, subject to partial releases of record in Instrument No. 20071218-0145191 (Tract 10/Lot 4), of record in Instrument No. 20090901-0082157 (Lot 8), and of record in Instrument No. 20090921-0087841 (Lot 9) said Register's Office; and

WHEREAS, by instrument dated April 21, 2010, of record in Instrument No. 20100427-0031722, 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 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 a.m., in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Bridgestone Center, 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, Substitute Trustee**, offered said property for sale at public outcry

and sold said property to **RAVABAB, a Tennessee general partnership**, its successors and assigns, for $55,000.00, 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 **RAVABAB, a Tennessee general partnership,** (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 the north part of Lot No. 1 of Nawakwa Hills Annex, as of record in Book 843, page 64, Register's Office for said County, described as follows:

Lot No. 7: Beginning at a point in the southern margin of Nawakwa Trail, 630.13 feet from a concrete monument in the south margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence North 66° 13' East 105 feet to a point; thence extending back between two parallel lines 198.73 feet to a dead line in the rear of which it measures 105.0 feet.

DEED REFERENCE:
BEING part of the same property conveyed to H.L. Moss and wife, Velma Moss by deed from E.C. Chance, Inc., dated December 31, 1965, of record in Book 3976, page 192, as corrected by Quitclaim Deed in Book 4012, page 633, Register's Office for Davidson County, Tennessee. The said H.L. Moss now being deceased and the said Velma Moss now being known as Velma Moss Disspayne.

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.

NOTE that Partial Release of Deed of Trust was recorded in Instrument No.20071218-0145191 releasing Tract 10 (Lot 4), and Partial Release of Deed of Trust was recorded in Instrument No.20090901-0082157 releasing Lot 8, and Partial Release of Deed of Trust was recorded in Instrument No.20090921-0087841 releasing Lot 9, from original Deed of Trust of record in Instrument No.20051025-0128447, leaving only Lot 7 encumbered.

MAP/PARCEL:063-01-0 033.00
PROPERTY ADDRESS: Believed to be 617 Nawakwa Trail, Madison, TN 37115. The survey of H. Gee dated August 8, 1963 which is a subdivision of Lot 1 of Nawakwa Hills Annex could not be found of record in said Register's Office.

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

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-21-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

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

Notary Public

My Commission Expires: 11-21-12

#67467 (617 Nawakwa Trail, Madison, TN 37115)

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY