#758

BILL GARRETT, Davidson County
Trans:T20100035078 DEEDTRS
Recvd: 06/09/10 11:29 3 pgs
Fees:18.00 Taxes:740.00
20100609-0044757

Prepared by:
SIDWELL, BARRETT & WELCH, PC
121 First Avenue South, Suite 200
Franklin, TN 37064
(615) 790-8868

THE ACTUAL CONSIDERATION IS $200,000.00

Sworn to and subscribed before me this 7th day of June, 2010.

Notary Public

My Commission Expires: 11-20-11

HOLLY M. PHILLIPS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

NAME OF BUYER: K. Thomas Sidwell
121 First Avenue, South, Suite 200
Franklin, TN 37064

SEND TAX BILLS TO: New Owner

MAP-PARCEL: 10600016600

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 29, 2007, of record in Instrument No. 20070131-0012885, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," Pamela Hagan and Donald T. Hagan, conveyed to K. Thomas Sidwell, Trustee, to Family First Mortgage Corporation, and being assigned to Natchez Investments, Inc. of record in Instrument No. 20090528-0048995, Register's Office for Davidson County, Tennessee, the hereinafter described real estate, hereinafter referred to as the "Property", to secure an indebtedness evidenced by a Note of even date therewith, which Note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms and conditions of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed K. Thomas Sidwell, Trustee, to sell the Property and, in accordance with the terms thereof, and pursuant to said direction, the said Trustee did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 11:00 am on June 7, 2010 at the front door of the Davidson County Courthouse, in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the

advertisement of sale was duly published in The Tennessean, a newspaper of general circulation in Davidson County, Tennessee on May 14, 2010, May 21, 2010 and May 28, 2010; and

WHEREAS, at the time and place of said sale, and upon the property being offered under the terms hereinabove set forth, K. Thomas Sidwell. was the highest and best bidder;

NOW, THEREFORE, the undersigned, K. Thomas Sidwell, Trustee pursuant to the bid of Two Hundred Thousand and NO/100's ($200,000.00), acknowledges receipt of the sum of Two Hundred Thousand and NO/ 100's ($200,000.00), which was the highest and best bid, and for and in consideration of said bid, has bargained and sold and by these presents does hereby transfer and convey unto K. Thomas Sidwell:

> Land in the Sixteenth Civil District or Davidson County, Tennessee and being more particular described according to a survey by J. Bruce Rainey, Surveyor 823 dated March 7, 1988 and revised October 20, 1993 and known as Job No. 880030 as follows:
>
> Beginning at an iron pin set on the northeast margin of Murfreesboro Pike, said point of beginning being the Southwest corner of the herein described tract and also being the Southeast corner of the Samuel K. Freshman property of record in Book 5799, Page 262, Register's Office for Davidson County, Tennessee, thence with Freshman's line and a fence North 14 degrees 38 minutes 00 seconds East 216.96 feet to an iron pin; thence South 78 degrees 01minutes 00 seconds East 152.47 feet to an iron pin; thence North 10 degrees 42 minutes 00 seconds East 130.34 feet to a point; thence leaving the line of said Samuel K. Freshman and severing the W. L. Hagan property South 65 degrees 07 minutes 00 seconds East 144.90 feet to an iron pin; thence South 65 degrees 07 minutes 00 seconds East 20.07 feet to an iron pin; thence South 65 degrees 07 minutes 00 seconds East 440.00 feet to an iron pin set on the westerly margin of Wilhagan Road; thence with the westerly margin of Wilhagan Road South 16 degrees 01 minutes 00 seconds West 125.50 feet to an iron pin; thence with a curve to the right having a radius of 1,115.92 feet and a iron chord of 172.52 feet, said chord having a bearing of South 20 degrees 27 minutes 00 seconds West a distance along the curve of 172.69 feet to an iron pin; thence South 24 degrees 53 minutes 00 seconds West 79.01 feet to an iron pin; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 35.36 feet, said chord having a bearing of South 69 degrees 53 minutes 00 seconds West a distance along the curve of 39.27 feet to an iron pin on the northeasterly margin of Murfreesboro Pike; thence with the northeasterly margin of Murfreesboro Pike the following two calls, North 65 degrees 07 minutes 00 seconds West 378.50 feet to an iron pin; thence with a curve to the right having a radius of 1879.90 feet and a long chord of 313.32 feet, said chord having a bearing of North 60 degrees 20 minutes, 11 seconds West a distance along the curve of 313.68 feet to the point of beginning, containing 6.22 acres more or Less.
>
> Being the same property conveyed to Pamela Hagan and Donald T. Hagan by warranty deed from William L. Hagan, Jr. of record in Instrument No. 20070131-0012884, Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS property located on 870 Murfreesboro Pike, Nashville, Tennessee 37217. Map/Parcel Map/Parcel No. 106-166

Such property is subject to the following:

1. 2009 Davidson County Property taxes are past due. All subsequent years remain a lien, not yet due and payable.

2. Easement for Sanitary Sewers and/or Storm Drainage granted to The Metropolitan Government of Nashville and Davidson County, of record in Book 3618, page 484; Book

3913, page 100 and Book 4816, page 304, Register's Office for Davidson County, Tennessee.

3. Terms and Conditions of the Lease Agreement by and Between W.L.Hogan and National Advertising Company, of record in Book 7584, page 912 and the Lamar Corporation of record in Book 6920, page 853, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance for sewer lines and water mains as set forth in the instruments of record in Book 4133, page 631; Book 4156, page 366 and Book 4842, page 185, Register's Office for Davidson County, Tennessee.

5. Rights to maintain and operate transmission lines granted to Southern Bell Telephone and Telegraph Company as set out in the instrument of record in Book 1066, page 395, Register's Office for Davidson County, Tennessee.

6. Rights or claims of parties in possession under any unrecorded lease agreements.

7. Easement for the floor of the waters of any creeks or streams running through the subject property and lights of the public therein.

8. Rights of upper and lower riparian owners to the floor of the waters of any creeks or streams, face from diminutions of pollution.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to K. Thomas Sidwell, Trustee, does hereby transfer, assign, and set over unto K. Thomas Sidwell, all of his right, title, and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the aforesaid Trustee, has executed this instrument on this the 7th day of June, 2010.

K. Thomas Sidwell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, with whom I am personally acquainted, and who upon his oath acknowledged that he is the Trustee for Natchez Investments, Inc., the within named bargainor, and that he as such Trustee executed the foregoing instrument by signing his name as such Trustee.

Witness my hand and official seal at Franklin, Tennessee this 7th day of June, 2010.

NOTARY PUBLIC

HOLLY M. PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11-20-11