PREPARED BY:
L. ROBERT GREFSENG
ATTORNEY AT LAW
710 NORTH MAIN STREET
COLUMBIA, TN 38401

BILL GARRETT, Davidson County
Trans:T20100035874 DEEDTRS
Recvd: 06/14/10 12:19 4 pgs
Fees:23.00 Taxes:94.57
20100614-0045956

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 14, 2004, Peyman A. Behbahani and wife, Delaram Aghabahaei., executed a Deed of Trust to R. Dale Floyd, Trustee, for the purpose of securing the debt and obligations therein described, as same appears of record in the Office of the Register of Deeds for Davidson county, Tennessee, as instrument number 20040519-0059017; and

WHEREAS, the current holder and owner of the debt secured, Coastal States Mortgage Corporation, under the provisions of said deed of trust has named and appointed the undersigned as Substitute Trustee in the place and stead of R. Dole Floyd, Trustee; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Deed of Trust, and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the said property, the advertisement for sale having been published in The Tennessean, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of 05/14/10, 05/21/10 and 05/28/10 of said newspaper, said sale having been advertised for June 14, 2010, commencing at 12:00 P.M. near the corner of Fifth and Broadway at the Main Entrance of the Davidson County Register of Deeds in the Sommet Center (F/K/A Gaylord Entertainment Center), Nashville, Davidson County, Tennessee, at which time and place the same was offered for sale and sold; and

WHEREAS, the highest and best bid of said property was then and there made by FIRST FARMERS AND MERCHANTS BANK, to-wit; a bid of $25,559.01 for said property, which bid was then and there accepted by the undersigned as Substitute Trustee, that being the highest and best bid offered,

NOW THEREFORE, for the consideration named and for and in consideration of the compliance with the terms of said bid, the undersigned Substitute Trustee has bargained and sold, and does by these presents bargain, sell and convey unto said First Farmers and Merchants Bank, the property advertised and sold as hereinabove recited, being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Unit No. D-8 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Peyman A. Behbahani et ux in instrument number 20040519-0059016 of the Register's Office of Davidson County, Tennessee.

This property has the street address of 370 Wallace Road UnitD-8, Nashville, TN 37211.

(Tax Map: 147.03 Group: B Parcel: 78)

TO HAVE AND TO HOLD unto the said First Farmers and Merchants Bank, its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same against lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, but not further or otherwise. This conveyance is made subject to the lien of any unpaid real property taxes and any prior liens of record. The owner of the indebtedness conducted a supplemental search of the property records which reflected no Federal or State Tax liens.

Grantee hereunder accepts title to the property and all improvements thereon in an "AS IS – WHERE IS" condition, and without representation or warranty from the undersigned Substitute Trustee as to any matter whatsoever. Grantee accepts title to the property subject to any and all problems or defects including, without limitation, problems arising out of, or in connection with, deterioration of any improvements thereon, violations of any Environmental Laws or Regulations, and potential flood hazards. By accepting this Substitute Trustee's Deed, Grantee agrees to indemnify and hold the Substitute Trustee harmless from any and all costs, expenses, and liability, including without limitation attorney's fees, arising out of, or in connection with, any claims, demands, or actions pertaining to or asserting such problems.

The substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	$ 12.00
Publication Expense-	$ 472.00
Attorney's Fees	$ 1,000.00
Credit on Note	$ Bal of proceed

WITNESS the signature of the undersigned Substitute Trustee, this the 14 day of JUNE, 2010.

SUB. T/Tee

L. ROBERT GREFSENG
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public of said state and county, *L. Robert Grefseng, Substitute Trustee,* the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal this 14 day of June, 2010.

Corbin M. Matlock
NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-20-14

CORBIN M. MATLOCK STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NEW OWNER
PERSON OR AGENCY RESPONSIBLE
FOR TAXES:

First Farmers and Merchants Bank
P.O. Box 1148
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,559.01 which sum is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

SUB. Tee

SWORN TO AND SUBSCRIBED before me this 14 day of June, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

05-20-14

CORBIN M. MATLOCK STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.