Prepared By and Return to:

Curtis M. Lincoln
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
(615) 822-0030

BILL GARRETT, Davidson County
Trans:T20100049647 DEEDTRS
Recvd: 08/11/10 08:36 3 pgs
Fees:18.00 Taxes:37.00
20100811-0063303

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Mid-State Lenders, Inc. **P. O. Box 2171** **Hendersonville, TN 37077**	**Same as Owner**	**081-07-0 472.00**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated January 26, 2001, executed by **Anita Anderson and husband, David L. Anderson and Shirley Buchanan**, to Curtis M. Lincoln, Trustee, of record as Instrument No. 20010221-0016328, Register's Office for Davidson County; and

WHEREAS, Curtis M. Lincoln in his capacity as Trustee, and not Individually ("Trustee"), caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 10:00 o'clock a.m, prevailing time on Monday, July 26, 2010 at the entrance to the Davidson County Courthouse, One Public Square, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, Curtis M. Lincoln, as Trustee personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of **TEN THOUSAND & NO/100 Dollars ($10,000.00)** by **MID-STATE LENDERS, INC.,** (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of **TEN THOUSAND & NO/100 Dollars ($10,000.00)** cash in hand paid by the Buyer, **MID-STATE LENDERS, INC.,** Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its/their [heirs and representatives/successors and assigns] the title and interest that Trustee has the right to sell and convey under the Deed of Trust in a certain tractor parcel of land situated in Davidson County, Tennessee, and described as follows:

LAND in Davidson County, TN, being the Northerly 22 feet of Lot 6 and the Southerly 10 feet of Lot 7 in the subdivision of Lot 2 in the Thomas Woodard property, a plan of which is of record in Book No. 2, Page 104, Chancery Court for Davidson County, TN. Said parts of Lots 6 and 7 front together 32 feet on the Westerly side of Tenth Avenue North, formerly Maple Street, and extend back between parallel lines 170 feet to an alley.

BEING the same property conveyed to ANITA ANDERSON by Deed dated January 26, 1976, and executed by EDWARD NORMAN and wife, DAPHNEY NORMAN and recorded in Book 4997, page 222, Registers' Office for Davidson County, TN.

The street address of the property is believed to be 1911 1/2 Tenth Avenue North, Nashville, Davidson County, Tennessee, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its/their heirs, successors, and assigns forever.

The Trustee covenants with the said Buyer that he/she is lawfully seized and possessed of said real property as Trustee only and, by the terms of the abovementioned Deed of Trust, in his capacity as Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Trustee, and not Individually, further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, its/their [heirs and representatives/successors and assigns], against the lawful claims of any person claiming by or through him as Trustee, but no further or otherwise, it being the intention of the Trustee only to convey to Buyer no greater title in the subject real estate than he received as Trustee and that, as Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD "AS IS," "WHERE IS" AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Trustee makes no covenant of seizin, marketability of title, or warranty of title, express or implied. Trustee sells and conveys the subject real property by this Trustee's Deed as Trustee only,

and not individually. References to Trustee and Substitute Trustee are interchangeable.

WITNESS my hand this 3rd day of August, 2010.

CURTIS M. LINCOLN
Trustee and not Individually

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, M. V. Brooks, a Notary Public of this county, Curtis M. Lincoln, as Substitute Trustee and not Individually, the within named bargain on, 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 purposes therein contained.

WITNESS my hand, at office this 3rd day of August, 2010.

M.V. Brooks
NOTARY PUBLIC

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 05/20/2013

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn before me on this 3rd day of August, 2010.

M.V. Brooks
Notary Public

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 05/20/2013