Name and address of new owner:
FirstBank
P.O. Box 388
Lexington, TN 38351

Send Tax Bills:
FirstBank
P.O. Box 388
Lexington, TN 38351

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

BILL GARRETT, Davidson County
Trans:T20100051900 DEEDTRS
Recvd: 08/20/10 12:05 3 pgs
Fees:18.00 Taxes:647.50
20100820-0066154

MAP/GROUP/PARCEL: 091-15-0 044.00
PROPERTY ADDRESS: 325 53rd Avenue North, Nashville, TN 37209

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 21, 2007 of record in Instrument No. 20070927-0115078, Register's Office, Davidson County, Tennessee, **Edward D. North, Jr. and spouse, Ms. Robin L. North,** conveyed to Investors Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument recorded in Instrument No. 20100518-0038301, 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 of The Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 30, August 6 and August 13, 2010, stating that on Friday, August 20, 2010 at 12:00 Noon, outside the entrance to the Register of Deeds Office for Davidson County located inside the Bridgestone Arena, formerly known as the Sommet Center, 501 Broadway, 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 FirstBank, a banking institution, its successors and assigns for $175,000.00, 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 **FirstBank**, a banking institution, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

BEING part of Block No. 6 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 6 begins on the westerly margin of 53rd Avenue. North at a point 223.0 feet north of the northwest corner of Elkins Avenue and 53rd Avenue, North: thence with the westerly margin of 53rd Avenue North, northwardly 50.0 feet; thence westwardly 150.00 feet; thence southwardly 50.0 feet; thence westerly 150.0 feet to the beginning.

DEED REFERENCE:
BEING the same property conveyed to Edward D. North, Jr. and wife, Robin L. North by deed from Lea Jaeger, unmarried dated September 21, 2007 of record in Instrument No. 20070927-0115077, Register's Office for Davidson County, Tennessee.

This description was copied from the deed of trust being foreclosed on as well as from the prior deed of record.

TAX MAP-PARCEL NO.: 091-15-0 044.00 (flagged for annual lawsuit)
PROPERTY ADDRESS: 325 53rd Avenue, North, Nashville, TN 37209, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

SUBJECT to all matters on the **Plan** of record in Book 421, page 18, Register's Office of Davidson County, Tennessee.

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 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 20th day of August, 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 20th day of August, 2010.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-2012

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 $175,000.00.

Affiant

Subscribed and sworn before me, this 20th day of August, 2010.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-2012

DGM File #69706

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY