Name & Address of Owner for Tax Bills:
Tennessee Funding Company
c/o Investors Service Company
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20100062052 DEEDTRS
Recvd: 10/01/10 12:06 4 pgs
Fees:23.00 Taxes:70.12
20101001-0078455

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

MAP/PARCEL: 009-00 0 120.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 7, 1999, recorded in Book 11567, Page 142, Register's Office, **Davidson** County, Tennessee, **Robert L. West and Dawn W. Umphenour aka Dawn W. Groves**, 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 of record in Book 11578, Page 17, said Register's Office; and

WHEREAS, by instrument recorded in Instrument No. 20100903-0070503 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 September 10, September 17, and September 24, 2010, stating that on Friday, October 1, 2010 at 12:00 Noon, in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 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 **Tennessee Funding Company**, its successors and assigns, for $18,951.50, 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 **Tennessee Funding Company,** (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:

Two tracts of land in Davidson and Robertson Counties, Tennessee as follows: Two pieces or parcels of land formerly situated in the 12th Civil District of Robertson County, Tennessee, but by Chapter No. 383 of the Private Acts of the General Assembly of Tennessee of 1941, transferred to the 14th Civil District of Davidson County, Tennessee described as follows:
TRACT NO. 1: Beginning at a stone corner to James Tate in B.F. Carter's line, runs thence north 87 deg. West 21 poles to a large beech tree on the west edge of the road; thence north 37 deg. West 24 poles to a sweetgum stump corner to James Tate; thence north 38 poles to a pile of rock on north side of hill; thence north 86 deg. West 34.2 poles to a point in the center of the road corner to James Tate; thence north 31 ½ deg. West 15 poles to a stone with hickory and white oak pointers; thence south 79 deg. West 13.6 poles to a hickory tree on the north bank of Sycamore Creek, corner to James Tate; thence with said Creek as follows: South 2 deg. West 12 poles, south 28 deg. East 24 poles, South 42 deg. East 19 poles, south 13 poles south 63 deg. East 34 poles, south 15 deg. West 14 poles, south 10 deg. East 8 poles, south 27 deg. East 12 poles, south 34 deg. East 12 poles, south 8 deg. East 8.5 poles, south 42 deg. East 9 poles, south 62 deg. East 15 poles to a point in Sycamore Creek, corner to B. F. Carter; thence north 3 ½ deg. East 72 poles to the beginning, containing 28.5 acres, more or less.
TRACT NO. 2 Beginning at a sycamore tree on the north bank of Sycamore Creek, runs thence north 43.7 poles to a white oak stump; thence north 80 ½ deg. West 41 poles to a white oak tree, corner to James Tate in Henry Tate's line; thence South 3 ½ deg. West 38 poles to a hickory tree on the north bank of Sycamore Creek corner to Henry Tate; thence with said Creek as follows: south 45 deg. East 5 poles, south 80 deg. East 7 poles, south 22 deg. west 8 poles, east 11 poles, south 61 deg. East 9 poles, north 76 deg. East 16 poles to the beginning containing 12 acres, more or less.

DEED REFERENCE:
The above described two (2) tracts of real estate are the same properties as Tracts 1 and 2 which was conveyed to William E. Carlton and wife, Ruth Carlton, by Rufus W. Overstreet et ux and R.E. Overstreet et ux by deed of record in Deed Book 1554, page 171, in the Register's Office for Davidson County, Tennessee and being recorded in Deed Book 105, page 65, in the Register's Office for Robertson County, Tennessee. The said Ruth Carlton died February 28, 1977, and the said William E. Carlton became the owner of the entire fee as the surviving tenant. Being the same property conveyed to Robert L. West and Dawn W. Groves by deed from William E. Carlton of record in Book 8872, page 766, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE PREVIOUS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING: (2 TRACTS):

The following paragraph describes a tract of land in the 14th civil district **of Davidson County, Tennessee**, said tract being a portion of the property conveyed to **Robert L. West** and **Dawn W. Groves** by **William E. Carlton**, an unmarried man, by deed of record in Deed Book 8872, page 766 RODCT.

Tract 1

Beginning at an iron pin (old) in the north margin of a 30 foot easement for ingress and egress and in the west property line of property of **Shirley Reasoner**, as appears in Deed Book 288, page 693 RORCT and the most southwest corner of property of **Robert F. Mabry**, as appears in Deed Book 354, page 587 RORCT and continuing as follows; with the west line of **Reasoner** and along an existing fence S 19 deg. 14 min. 21 sec. W 69.15 feet to an iron pin (old), thence S 11 deg. 44 min. 05 sec. W 820.46 feet to a point in the center of **Sycamore Creek**, thence along the center of the creek N 56 deg. 35 min. 10 sec. W 259.45 feet to a point in the creek, thence N 36 deg. 35 min. 10 sec. W 148.50 feet to a point in the creek, thence N 17 deg. 27 min. 23 sec. W 126.23 feet to a point in the creek, thence N 17 deg. 19 min. 03 sec. W 403.92 feet to a point in the creek, thence N 21 deg. 02 min. 22 sec. E 276.18 feet to a point in the creek; thence N 62 deg. 12 min. 18 sec. W 136.88 feet to a point in the

creek, a new corner to **Dawn Groves**, thence along a new line to **Groves** N 27 deg. 47 min. 42 sec. E passing an iron pin (new) at 40 feet on the north bank of the creek a total distance of 350.05 feet to a 18" hickory tree fence corner at the most northwest corner of this tract and a corner to property of **Malcolmb Tate**, as appears in Deed Book 159, page 428 RORCT, thence along the line of **Tate** S30 deg. 42 min. 50 sec. E 396.00 feet to an iron pin (new), thence continuing with the line of Tate and along an existing fence S 85 deg. 04 min. 36 sec. E 346.50 feet to a marked corner tree at the most northeast corner of this tract, in the west line of property of **Mabry**, thence along the west line of **Mabry** S 1 deg. 49 min. 34 sec. W 284.56 feet to the point of beginning containing 14.37 acres as per survey by **Jack L. Head** RLS Tenn. No. 670, whose address is 2127 Memorial Blvd. **Springfield, Tennessee**, dated February 16, 1999.

This tract of land is served by an ingress egress easement described in Deed Book 288, page 693 RORCT and is subject to an ingress egress easement across this property more fully described as follows; beginning at an iron pin at the beginning point of Tract 1 and continuing along the east line of the property S 19 deg. 14 min. 21 sec. W 32.68 feet to a point, thence with a new line to Groves along the south side of the easement N 46 deg. 56 min. 14 sec. W 477.34 feet to a point, thence N 28 deg. 50 min. 00 sec. W 400.28' feet to a point in the boundary between **Tract 1** and **Tract 2**, thence continuing along the south side of the easement N 28 deg. 50 min. 00 sec. W 483.59 feet to a point in the line between **Tract 2** and **Tract 3**, thence along the same line N 21 deg. 02 min. 21 sec. E 39.21 feet to a point on the north side of the easement, thence along the north side of the easement S 28 deg. 50 min. 00 sec. E 507.87 feet to a 18" hickory tree at a fence corner between **Tract 1** and **Tract 2**, thence continuing along the north side of the easement S 30 deg. 42 min. 50 sec. E 396.00 feet to an iron pin (new) and S 46 deg. 56 min. 14 sec. E 460.10 feet to the point of beginning.

TRACT 2

Beginning at an iron pipe (old) in a pile of stone, said pipe being the most northeast corner of this tract and the most southern northwest corner of property of **Malcomb Tate**, as appears in Deed Book 159, page 428 RORCT, thence along the west side of **Tate** S 5 deg. 39 min. 02 sec. W 623.48 feet to a 18" hickory tree fence corner between **Tract 1** and **Tract 2** of this survey at the most southwest corner to **Tate**, thence with a new line to **Groves** S 27 deg. 47 min. 42 sec. W 350.05 feet to a point in the center of the **Sycamore Creek** passing a witness iron pin at 40 feet from the center of the creek on the north bank, thence with the center of the creek N 62 deg. 12 min. 18 sec. W 349.57 feet to a point in the center of the creek, a new corner to **Groves**, thence with a new line to **Groves** N 21 deg. 02 min, 21 sec. E passing an iron witness pin at 40 feet on the north bank a total distance of 861.77 feet to an iron pin (new), a new corner to Groves in the south property line of **Daniel C. Robinson**, et al, as appears in Deed Book 197, page 229 RORCT, thence along the south line of **Robinson** S 80 deg. 35 min. 10 sec. E 227.54 feet to the point of beginning containing 6.87 acres as per survey by **Jack L. Head** RLS Tenn. No. 670, whose address is 2127 Memorial Blvd. **Springfield, Tennessee**, dated February 16, 1999.

This tract of land is served by an ingress egress easement described in Deed Book 288, page 693 RORCT and is subject to an ingress egress easement across this property more fully described as follows; beginning at an iron pin at the beginning point of **Tract 1** and continuing along the east line of the property S 19 deg. 14 min. 21 sec. W 32.68 feet to a point, thence with a new line to Groves along the south side of the easement N 46 deg. 56 min. 14 sec. W 477.34 feet to a point, thence N 28 deg. 50 min. 00 sec. W 400.28' feet to a point in the boundary between **Tract 1** and **Tract 2**, thence continuing along the south side of the easement N 28 deg. 50 min. 00 sec. W 483.59 feet to a point in the line between **Tract 2** and **Tract 3**, thence along the same line N 21 deg. 02 min. 21 sec. E 39.21 feet to a point on the north side of the easement, thence along the north side of the easement S 28 deg. 50 min. 00 sec E 507.87 feet to a 18'" hickory tree at a fence corner between **Tract 1** and **Tract 2**, thence continuing along the north side of the easement S 30 deg. 42 min. 50 sec. E 396.00 feet to an iron pin (new) and S 46 deg. 56 min. 14 sec. E 460.10 feet to the point of beginning.

DEED REFERENCE

Being the same property conveyed to Dawn W. Umphenour ((formerly Dawn W. Groves) by Quitclaim Deed from Robert L. West in Book 11460, page 848, Register's Office for Davidson County, Tennessee.

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.

MAP/PARCEL: 009-00-0 120.00
PROPERTY ADDRESS: Ivey Point, Goodlettsville, TN 37072 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

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, including but not limited to that Deed of Trust in favor of Tennessee Funding Company of record in Instrument No.20070312-0030004, said Register's Office. 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 1st day of October, 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 1st day of October, 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 $18,951.50.

Affiant

Subscribed and sworn before me, this 1st day of October, 2010.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-2012

#70016

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY