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

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

BILL GARRETT, Davidson County
Trans:T20100070474 DEEDTRS
Recvd: 11/05/10 12:10 3 pgs
Fees:18.00 Taxes:170.20
20101105-0088958

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

MAP/GROUP/PARCEL: **082 07 0 122.00**
PROPERTY ADDRESS: **816 Lischey Avenue, Nashville, TN 37207**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 23, 2009, of record in Instrument No. 20090504-0040280, and by Assignment of Rents and Leases of record in Instrument No. 20090504-004281, Register's Office, Davidson County, Tennessee, Christopher R. Atkins, conveyed to Investors Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 5, 2010, recorded in Instrument No. 20101008-0081056, 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 October 15, October 22 and October 29, 2010, stating that on Friday, November 5, 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 **$46,000.00**, 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 in **Davidson** County, to wit:

Land in Davidson County, Tennessee, being an unnumbered lot (called in deeds Lot "A" or 16) on the plan of Humphrey Pierce's Addition to East Nashville, as of record in Book 161, Page 20, Register's Office for said County, also the easterly part of a triangular strip shown on the plan of East Nashville Real Estate Company's Property, as of record in Book 57, Page 11, said Register's Office, described together as follows:

Beginning at the northwest corner of North Fourth Street or Lischey Avenue and Arrington Street; thence with the westerly margin of North Fourth Street northwardly 72 feet 10 inches more or less to the southeast corner of the property conveyed to John Pierce by deed from George H. Pierce and wife, of record in Book 486, page 79, said Register's Office; thence with said Pierce's southwardly line westwardly 155 feet more to less to the easterly margin of an alley; thence with said alley southwardly 72 feet more or less to the northerly margin of Arrington Street; thence with said street eastwardly 155 feet more to less to the beginning.

DEED REFERENCE:
BEING the same property conveyed to Christopher R. Atkins, by Warranty Deed dated September 30, 2004 from Norma Jane Morton Love of record in Instrument No. 20041001-0118493 of record in the Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to Assignment of Rents and Leases of record in Instrument No. 20090504-0040281, said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20090504-0040280, said Register's Office.

TAX MAP-PARCEL NO.: 082 07 0 122.00
PROPERTY ADDRESS 816 Lischey Avenue, Nashville, TN 37207, as shown on the tax maps for 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 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 5th day of November, 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 5th day of November, 2010.

Melissa A. Nesbitt
Notary Public

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-21-2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$46,000.00**.

Affiant

Subscribed and sworn before me, this 5th day of November, 2010.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-2012

DGM File #70109

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY