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

BILL GARRETT, Davidson County
Trans:T20100071723 DEEDTRS
Recvd: 11/12/10 10:37 3 pgs
Fees:18.00 Taxes:255.62
20101112-0090663

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

MAP/PARCEL: 081-03 0 026.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 22, 2007, recorded in Instrument No.20070706-0080405, Register's Office for Davidson County, Tennessee, Oscar Porter, 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 to Franklin Funding, Inc. of record in Instrument No.20070806-0093074, said Register's Office; and

WHEREAS, by instrument dated October 12, 2010, of record in Instrument No. 20101013-0082092, 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*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of October 22, October 29, and November 5, 2010, stating that on Friday, November 12, 2010 at 10:15 a.m., in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Bridgestone Center, 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 **Franklin Funding, Inc.**, its successors and assigns, for **$69,086.09**, 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 **Franklin Funding, Inc.,** (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:

LAND in Davidson County, Tennessee being Lot No. 20 and the southerly one half of Lot No. 21 in the Buena Vista Heights Addition, a plan of which is recorded in Book No. 161, page 19, in the Register's Office of Davidson County, Tennessee.

SAID Lot No. 20 and said southerly one half of Lot No. 21 adjoin and front together 75 feet on the west side of 18th Ave. North, formerly Salem Street, and run back between parallel lines 150 feet to an alley.

DEED REFERENCE:

BEING the same property conveyed to Oscar Porter by Deed from Jeanetta Owens, dated June 22, 2007, of record in Instrument No. 20070706-0080404, Register's Office for Davidson County, Tennessee.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20070706-0080405, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

MAP/PARCEL: 081-03 0 026.00
PROPERTY ADDRESS: 2143 18th Ave. North, Nashville, TN 37203 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. 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 12th day of November, 2010.

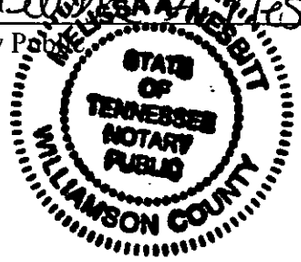
David G. Mangum, Substitute Trustee

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 12th day of November, 2010.

Melissa A Nesbitt
Notary Public



My Commission Expires: 11-21-2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,086.09.

Affiant

Subscribed and sworn before me, this 12th day of November, 2010.

Melissa A Nesbitt
Notary Public

My Commission Expires: 11-21-2012

#701050

