Name and address of New Owner:
First State Bank
P.O. Box 733
Union City, TN 38261

Send Tax Bills:
First State Bank
P.O. Box 733
Union City, TN 38261

BILL GARRETT, Davidson County
Trans:T20100071728 DEEDTRS
Recvd: 11/12/10 10:40 3 pgs
Fees:18.00 Taxes:155.40
20101112-0090665

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

MAP/GROUP/PARCEL: **043 14 0 038.00**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 3, 2009, filed of record in Instrument No. 20090604-0051781, Register's Office, **Davidson County**, Tennessee, Barry G. Bynum and Amy D. Bynum, conveyed to John C. Clark, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 7, 2010 and recorded by Instrument No. 20101013-008189, 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 22, October 29, and November 5, 2010, stating that on Friday, November 12, 2010, at 10:30 a.m., in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Bridgestone Arena, formerly called the Sommet Center, formerly known as the Gaylord Entertainment Center on 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, I David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by

the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

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 **First State Bank**, a banking institution, its successors and assigns for **$42,000.00**, 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 **First State Bank**, a banking institution, (hereinafter referred to as Grantee), its successors and assigns, the following described property in **Davidson County**, to wit:

Being Lot No. 10 on the map of the subdivision of Tract No. 1, Forest Park Acreage Tracts, Madison, Tennessee, as of record in Book 843, page 81, Register's Office for said County, described as follows:

Beginning on the northerly margin of East Maple Street at the corner of Lots Nos. 9 and 10; thence with the line between said two lots, northwardly 199.5 feet; thence S. 38 degrees E. 230 feet to the northerly margin of East Maple Street; thence with said Street westwardly 114.6 feet to the beginning, said lot being triangular in shape.

DEED REFERENCE:
Being the same property conveyed to Barry G. Bynum and wife, Amy D. Bynum, by deed from Vivian S. Page, of record in Book 10959, page 836, dated May 26th, 1998, 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.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20090604-0051781, said Register's Office.

TAX MAP-PARCEL NO.: 043 14 0 038.00
PROPERTY ADDRESS 541 East Maple Street, Madison, TN 37115, 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.

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.

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 **$42,000.00**.

Affiant

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

Notary Public

My Commission Expires: 11-21-2012

DGM File #70095

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY