Name & Address of Owner for Tax Bills:
Arthur C. Spain and wife, Dottie C. Spain
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20110001068 DEEDTRS
Recvd: 01/05/11 12:12 4 pgs
Fees:23.00 Taxes:138.18
20110105-0001457

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

MAP/PARCEL: 082-04 0 035.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 29, 2007, recorded in Instrument No.20070706-0080753, Register's Office, **Davidson** County, Tennessee, **Charles Edward Parker, a widower,** conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument recorded in Instrument No.20101119-0092797 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 27 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 December 10, December 17, and December 24, 2010, stating that on Wednesday, January 5, 2011 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, I, David G. Mangum, Substitute Trustee, did give proper notice to the Department of the Treasury, Internal Revenue Service, by letter dated December 7, 2010, giving notice of this non-judicial sale and subsequent receipt of reply from the Internal Revenue Service dated December 10, 2010, thereby complying with the provisions of Section 7425 of the Internal Revenue Code of 1986, a copy of said letter stamped received by the Internal Revenue Service is attached to this Substitute Trustee's Deed; 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 **Arthur C. Spain and wife, Dottie C. Spain**, their heirs and assigns, for **$37,346.32**, 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 **Arthur C. Spain and wife, Dottie C. Spain,** (hereinafter referred to as Grantees), their heirs and assigns, the following described tract or parcel of land situated and lying in **Davidson** County, Tennessee, and more particularly described as follows:

BEING the southerly 28 feet of Lot No. 212 and the north 16 feet of Lot No. 213 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

SAID parts of said Lots Nos. 212 and 213 front 44 feet on the westerly side of North 7th Street and run back between parallel lines 165 feet to an alley.

DEED REFERENCE:

BEING the same property conveyed to Marvin Parker, Rita Parker, Charles E. Parker, Jr., Larry D. Parker, Brenda K. Jones and Charlesetta Parker, to each a life estate and the remainder fee interests by Quitclaim Deed from Marvin Parker, Rita Parker, Charles E. Parker, Jr., Larry D. Parker, Brenda K. Jones and Charlesetta Parker dated November 11, 2010, of record in Instrument No. 20101112-0090611, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Charles Edward Parker and wife, Johnetta Elizabeth Parker, by deed from John S. Briggs and wife, Vera L. Briggs of record in Book 3179, page 142, said Register's Office.

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. 20070706-0080753, said Register's Office.

MAP/PARCEL: 082-04-0 035.00
PROPERTY ADDRESS: 1112 N. 7th Street, Nashville, TN 37207 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 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 Grantees, their heirs 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 Grantees 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 January, 2011.

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 January, 2011.

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 **$37,346.32**.

Affiant

Subscribed and sworn before me, this 5th day of January, 2011.

Notary Public

My Commission Expires: 11-21-2012

DGM File #69934

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

David G. Mangum
Attorney at Law

David G. Mangum
Attorney

Kellie Riley
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Missy Nesbitt
Foreclosure/Recovery Coordinator

Emily Schmit
Accounts Receivable

Kay Farmer
Special Projects

December 7, 2010

Via Certified Mail - Return Receipt Requested
Internal Revenue Service
Area Director – Compliance
Attn: Technical Support
801 Broadway, MDP 53
Nashville, TN 37203

RECEIVED
2010 DEC 10 AM 10:03
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

Re: **Notice of Non-Judicial Sale**
Taxpayer: Charles E. & Barbara A. Parker
Identifying Number: xxx-xx-3086

Dear Sir/Madam:

Enclosed please find a Notice of Federal Tax Lien filed against the above taxpayer, of record in Instrument No. 20090406-0030901, Register's Office of Davidson County, TN.

Also enclosed you will find a Notice of Substitute Trustee's Sale pertaining to certain real property owned by Charles E. Parker, with an address of 1112 N. 7th Street, Nashville, TN 37207 to be sold on the 5th day, January, 2011 at 12:00 Noon by the undersigned as Substitute Trustee, pursuant to the terms and provisions of that certain Deed of Trust described in said foreclosure notice, a copy of which is attached.

Grassland Financial Services, LLC, beneficiary under said Deed of Trust, has a principal obligation of $35,600.00 on the subject property, plus accrued interest through date of sale. It is estimated that the foreclosure expenses pertaining to each sale will be in the approximate amount of $2,500.00.

Other interested parties are: Marvin Parker, Rita Parker, Charles E. Parker, Jr., Larry D. Parker, Brenda K. Jones and Charlesetta Parker; Davidson County Metro Codes; Nashville Ready Mix; Bill Heard Chevrolet Corporation-Nashville; and Heatherwood Apts.

Very truly yours,

David G. Mangum

DGM/mn
Attachments: Notice of Sale
Deed of Trust
Federal Tax Lien

File #69934

SENDER: *COMPLETE THIS SECTION*

- Complete Items 1, 2, and 3. Also complete Item 4 If Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

IRS
Attn: Tech. Support
801 Broadway, MDP53
Nashville, TN 37203

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) T. Brown C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

7010 0290 0002 6861 1779 Sims/Parker#69934

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540