Name & Address of Owner for Tax Bills:
Grassland Financial Services, LLC
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20110007480 DEEDTRS
Recvd: 02/04/11 12:11 3 pgs
Fees:18.00 Taxes:265.61
20110204-0010190

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

MAP/PARCEL: 081-06-0 163.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 24, 2006, recorded in Instrument No. 20060502-0050731, Register's Office for Davidson County, Tennessee, David Lucas and wife, Sharon Lucas, conveyed to Rudy Title & Escrow, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was assigned by last assignment of record in Instrument No. 20100407-0025974, said Register's Office; and

WHEREAS, by instrument dated January 5, 2011, of record in Instrument No. 20110107-0002140, 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 January 14, January 21, and January 28, 2011, stating that on Friday, February 4, 2011 at 12:00 Noon, 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, 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 **Grassland Financial Services, LLC**, its successors and assigns, for **$71,785.61**, 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 **Grassland Financial Services, LLC,** (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 the 20th Councilmanic District of Davidson County, Tennessee, being part of Lots No. 4, 8 and 9 on the plan of J. Matt Williams Subdivision of Lot No. 8, Harding Bosley tract, as of record in Plat Book 332, Page 54, Register's Office for said County, and more particularly described as follows:

Beginning on a concrete monument in the northerly right-of-way of Buchanan Street, approximately 287.1 feet west of the west right-of-way of 26th Avenue North; thence, along said Buchanan Street N84 deg. 42' 15" W 62 54 feet; thence, leaving said north right-of-way, N 04 deg. 19' 17" E 149.72 feet to a drill hole; thence, N 78 deg. 51' 27" W 2.08 feet to a concrete monument at the southeast corner of Lot No. 110, shown on the plan Cumberland Gardens, Section Two, Plat Book 2854, page 92; thence, with said Lot No. 110, N 06 deg. 24' 03" E 9.81 feet to a concrete monument at the southwest corner of Lot No. 1, shown on the plan of Cumberland Gardens, Section Seven, Plat Book 3106, Page 101; thence, with Lot No. 1 S 84 deg. 36' 43" E 63.00 feet; thence, S 03 deg. 38' 19" W. 10.00 feet to a concrete monument at the northwest corner of Lot No. 2, shown on the plan of J. Matt Williams Subdivision, Plat Book 3842, Page 47; thence with said Lot N. 2, S 03 deg. 54' 00" W 149.67 feet to the point of beginning, according to a survey by Patrick S. Coode, Registered Land Surveyor, Tennessee No. 855, dated May 16, 2003.

DEED REFERENCE:
BEING the same property conveyed to Sharon Lucas and husband, David Lucas by deed from the Estate of Wanda Cain, dated June 4, 2004, of record in Instrument No. 20040622-0073971, Register's Office for Davidson County, Tennessee.

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

This description was taken from the deed of trust of record in Instrument No. 20060502-0050731 and last assignment of record in Instrument No. 20100407-0025974, said Register's Office.

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PROPERTY ADDRESS: 2610 Buchanan Street, Nashville, TN 37208 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 4th day of February, 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 4th day of February, 2011.

Melissa A. Nesbitt
Notary Public

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-21-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$71,785.61**.

Affiant

Subscribed and sworn before me, this 4th day of February, 2011.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-12

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

#69744