BILL GARRETT, Davidson County
Trans:T20110009467 DEEDTRS
Recvd: 02/15/11 11:15 2 pgs
Fees:13.00 Taxes:425.50
20110215-0012856

ADDRESS OF NEW OWNER
DAVID W. AND
KAREN C. TORR
6332 LICKTON PIKE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
Same

MAP/PARCEL NO.
01200002400.

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 9, 2002, of Record in Instrument No. 20020916-0112443, Register's Office of Davidson County, Tennessee, MARTY MCPHERSON AND LISA MCPHERSON, HUSBAND AND WIFE, conveyed to T. MIKE ESTES, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on February 15, 2011, at on or about 10:30 a.m. at the South main door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to DAVID W AND wife, KAREN C. TORR (hereinafter referred to as "Grantee") for the sum of $115,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Grantee, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, having been appointed Substitute Trustee of record in Instrument Number 20110201-0009047, Register's Office of Davidson County, Tennessee, does hereby grant, bargain, sell and convey to the said Grantee, his/her/its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Davidson County, State of Tennessee, to-wit:

Beginning at an iron pin on the northerly margin of Lickton Pike which is the southwest corner of this tract and 534.31 feet from the southeast corner of the H. V. Hitt property, as of record in Book 1560, page 145, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Lickton Pike N 20 degrees 58' 13" W 928.04 feet to an iron pin; thence N 74 degrees 21' 53" E 250 feet to an iron pin ; thence S 22 degrees 07' 23" E 948.21 feet to an iron pin in the northerly margin of Lickton Pike; thence along the northerly margin of Lickton Pike S 79 degrees 15' 21" W 141.55 feet to a point; thence along a curve having a radius of 1676.18 feet a distance of 130 feet to the point of beginning, containing 5.551 acres, more or less.

Being the same property conveyed to Marty McPherson and wife Lisa McPherson by deed from Bill Inglis and wife Rubye Inglis dated 3/8/95 and filed in Book 9618, page 395, said Register's Office.

Property address: 6350 Lickton Pike, Goodlettsville, TN 37072. In the event of any discrepancy between the property address and the legal description, the legal description shall control.

The above description is taken from prior deed of record.

Subject to any unpaid taxes, prior liens, easements and restrictions. Grantee will be responsible for payment of all back taxes and rollback taxes, if any. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee his/its heirs, successors and assigns, in fee simple forever, to whom the said BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Substitute Trustee, but not further or otherwise. The Substitute Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

If applicable, the notice requirements of Tennessee Code Annotated 35-117 have been met.

IN WITNESS WHEREOF, the said BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, has hereunto set his hand and seal on February 15, 2011.

BRUCE N. OLDHAM
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

On February 15, 2011 before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, BRUCE N. OLDHAM, as Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office the day and year above written.

SUE H. DUNNIN NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

NOTARY PUBLIC
My Commission Expires: 5/21/12

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRUCE N. OLDHAM

SUBSCRIBED and sworn to before me on February 15, 2011.

SUE H. DUNNIN NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

NOTARY PUBLIC
My Commission Expires: 5/21/12