BILL GARRETT, Davidson County
Trans:T20110010912 DEEDTRS
Recvd: 02/23/11 09:04 3 pgs
Fees:18.00 Taxes:555.00
20110223-0014692

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
The Tennessee Credit Union 1400 8th Avenue, South Nashville, TN 37203	Same	01600001500

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 February 20, 2007, of Record in Instrument No. 20070227-0024219, Register's Office of Davidson County, Tennessee, BETTY SUE KNIGHT, UNMARRIED, 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 10:00 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 THE TENNESSEE CREDIT UNION (hereinafter referred to as "Grantee") for the sum of $150,000.00, 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 20110201-0009046, 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:

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described according to a survey dated July 17, 2000 by Burns and Associates, Inc., Tennessee Registered Land Surveyor License No. 1053, as follows:
BEGINNING at an old iron pin, the northeast corner of the Samuel L. Spencer property as shown in Deed Book 9685, page 534, Register's Office for Davidson County, Tennessee, in the southern margin of Ivey Point Road, the most north northwest corner of this tract; thence along the southern margin of Ivey Point road, south 63 deg. 07 min. 03 sec. East, 52.35 feet to a new iron pin; thence along a new line, South 44 deg. 06 min. 24 sec. West, 455.23 feet to a new iron pin; thence continuing along a new line, South 45 deg. 53 min. 36 sec. East, 207.19 feet to a new iron pin, in the western line of the Thomas H. Reasoner property as shown in Deed Book 10184, page 197, said Register's Office; thence along the line with Thomas H. Reasoner, South 38 deg. 03 min. 09 sec. West, 1243.51 feet to a pipe, in the northern line of the Henry D. Holmes property as shown in Deed Book 5500, page 41, said Register's Office; thence along the line with Henry D. Holmes, North 89 deg. 56 min. 43 sec. West, passing the northeast corner of the H. David Holmes property as shown in Deed Book 9948, page 172, said Register's Office, 644.10 feet in all to an oak tree, the northeast corner of the Henry D. Holmes property as shown in Deed Book 7859, page 36, said Register's Office; thence along the line with Henry D. Holmes, North 86 deg.

08 min. 05 sec. West, 285.22 feet to a fence post corner, the northeast corner of the Henry D. Holmes property as shown in Deed Book 7859, page 36, said Register's Office; thence along the line with Henry D. Holmes, North 82 deg. 05 min. 03 sec. West, 212.13 feet to an old iron pin; thence continuing along the line with Henry D. Holmes, North 66 deg. 43 min. 02 sec. West 138.76 feet to a pipe, in the eastern line of the Joe Krantz property as shown in Deed Book 1876, page 29, said Register's Office; thence along the line with Joe Krantz, North 16 deg. 58 min. 06 sec. East, 148.58 feet to a pipe; thence continuing along the line with Joe Krantz, North 45 deg. 36 min. 12 sec. West 126.66 feet to an old iron pin; thence continuing along the line with Joe Krantz, North 14 deg. 28 min. 43 sec. East, 94.10 feet to an old iron pin, the southwest corner of the Samuel L. Spencer property as shown in Deed Book 9890, page 370, said Register's Office; thence along the line with Samuel L. Spencer, South 80 deg. 41 min. 51 sec. East, 1015.60 feet to an old iron pin; thence continuing along the line with Samuel L. Spencer, North 44 deg. 09 min. 10 sec. East, 297.48 feet to an old iron pin; thence continuing along the line with Samuel L. Spencer, North 44 deg. 06 min. 19 sec. East, 746.47 feet to an old iron pin, the southeast corner of the Samuel L. Spencer property as shown in Deed Book 9685, page 534, said Register's Office; thence along the line with Samuel L. Spencer, North 44 deg. 06 min. 24 sec. East, 644.71 feet to the beginning, containing 17.817 acres, more or less.

BEING a part of the same property conveyed to Lela B. Knight and Betty K. Shockley, as joint tenants, by quitclaim deed from Larry L. Roberts, Trustee, of record in Instrument No. 200005040045151, Register's Office for Davidson County, Tennessee. The remaining 2 acres of the land being shown on the Final Plat for Tract 1 of Knight Property filed for record in Instrument No. 200012220125522, Register's Office for Davidson County, Tennessee. And, further being the same property conveyed to Betty K. Shockley, married, by Quitclaim Deed from Lela B. Knight, unmarried, of record in Instrument No. 200207020079629, said Register's Office. And further being the same property conveyed to BETTY K. KNIGHT by Quitclaim Deed from Betty K. Shockley a/k/a Betty K. Shockley Teasley and now known as Betty Sue Knight of record in Instrument No. 200702270024218, Register's Office for Davidson County, Tennessee.

The foregoing legal description was prepared from a survey dated July 17, 2000 by Burns and Associates, Inc., Tennessee Registered Land Surveyor License No. 1053.The current mailing address for said property is 3114 Ivey Point Road, Goodlettsville, TN 37072.

Property address: 3114 Ivey Point Road, 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

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. DUNNING NOTARY PUBLIC 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 $150,000.00, 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. DUNNING NOTARY PUBLIC SUMNER CO., TENN.

NOTARY PUBLIC
My Commission Expires: 5/21/12