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:T20110013243 DEEDTRS
Recvd: 03/04/11 12:25 3 pgs
Fees:18.00 Taxes:259.00
20110304-0017573

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

MAP/GROUP/PARCEL: 051 04 0 A 002.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 5, 2006, filed of record in Instrument No. 20061006-0124397, Register's Office, Davidson County, Tennessee, Mark Dougall, Trustee of the Mark Dougall Revocable Trust, conveyed to John C. Clark, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 1, 2011 and recorded by Instrument No. 20110204-0010189, 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* published in the Friday edition of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 11, February 18 and February 25, 2011, stating that on Friday, March 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 Arena, formerly known as the Sommet 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 if applicable.

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 **$70,000.00** 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, to wit:

A certain condominium apartment in Davidson County, TN described as Unit No. B of East Meade Condominium, a Horizontal Property Regime, located on East Meade Avenue, Madison, TN, as shown on the plat of East Meade Condominium, recorded as Exhibit "B" to the Master Deed of record in Instrument No. 20060524-0060872, said Register's Office, and described in a Master Deed recorded in Instrument No. 20060524-0060872 to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of East Meade Condominium contained in the Master Deed and By-Laws appended thereto recorded in Instrument No. 20060524-0060872, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

DEED REFERENCE:
BEING the same property conveyed to Mark Dougall, Trustee of the Mark Dougall Revocable Trust Agreement dated May 19, 2006, with full power to sell, convey, mortgage, encumber or transfer the property without joinder of any beneficiary by deed from William H. Dorris dated October 5, 2006, of record in 20061006-0124396, 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; including but not limited to the Master Deed and ByLaws for East Meade Condominium of record in Instrument No. 20060524-0060872.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20061006-0124397, said Register's Office.

TAX MAP-PARCEL NO.: 051 04 0 A 002.00
PROPERTY ADDRESS: The Davidson County Trustee lists this property as 816 East Meade Avenue, Madison, TN 37115. The Warranty Deed and Deed of Trust list this property as 814B East Meade, Madison, TN 37115.

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 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 Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 4th day of March, 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 March, 2011.

Notary Public

My Commission Expires: 11-21-12

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 **$70,000.00**.

Affiant

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

Notary Public

My Commission Expires: 11-21-12

DGM File #70347

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY