10163072

Address New OWNER(S):
Wilson Bank & Trust
P.O. Box 768
Lebanon, TN 37088-0768

THIS INSTRUMENT PREPARED BY:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, TN 37087

**SEND TAX BILLS TO:**
**owner**

**Map 43 Group 15 Parcels 153 - 154 - 166**

***SUBSTITUTE TRUSTEE'S DEED***

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust dated December 20, 2006, executed by Richard A. Rollins, to Randall Clemons, Trustee, of record in Instrument No. 20061229-0161006, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Robert Evans Lee having been appointed Substitute Trustee in the place and stead of Randall Clemons, Trustee, the said Appointment of Substitute Trustee of record in Instrument No. 20110110-0002604, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as **Lots #31, 32, 33, 1102 & 1104 Old Hickory Blvd. and 103 Larkin Springs, Road, Madison, TN 37115**, Davidson County, Tennessee, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (hereinafter the "Real Property").

WHEREAS, Wilson Bank & Trust is the owner and holder of the indebtedness secured by said Deed of Trust, and as such is authorized the above-referenced Substitute Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, Robert Evans Lee, Substitute Trustee, caused the Real Property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said Real Property would be sold at 10:00 o'clock A.M. on March 25, 2011, at the Bridgestone Arena, Broadway, Suite 501, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, subject to any and all mortgages, liens, claims, rights, and unpaid taxes of whatever nature which may be liens against the Real Property, and sold "**As Is**" concerning the condition of the Real Property; and

WHEREAS, the Substitute Trustee appeared and offered the Real Property for sale at public outcry and the highest, best and last bid received was the sum of sixty thousand and 00/100 DOLLARS ($60,000.00) from **Wilson Bank & Trust** (hereinafter referred to as the "Grantee"), and said Real Property was knocked off and sold to the Grantee for said amount;

BILL GARRETT, Davidson County
Trans:T20110018888 DEEDTRS
Recvd: 03/31/11 14:50 4 pgs
Fees:23.00 Taxes:222.00
20110331-0024853

NOW, THEREFORE, in consideration of the premises, the sum of sixty thousand and 00/100 DOLLARS ($60,000.00) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which were acknowledged, Robert Evans Lee, Substitute Trustee, has this day bargained and sold and, by these presents, does transfer and convey the Real Property, as described above and in Exhibit A, to Grantee, its successors, and assigns.

To have and to hold the Real Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Substitute Trustee conveys said Real Property subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. It is the intention of the Substitute Trustee to convey to Grantee no greater title in the subject Real Property than he received as Substitute Trustee.

This sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as a lien against the Real Property, and city and county taxes for the current year; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the Real Property. This sale is also subject to any matter that an accurate survey of the Real Property might disclose.

Witness my hand this 25th day of March 2011.

**ROBERT EVANS LEE, Substitute Trustee**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Personally appeared before me, the undersigned, a Notary Public of this County, **Robert Evans Lee, Substitute Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2011.

Patricia Lane Reed
Notary Public

My Commission Expires: 1-4-14

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

# EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No 1:

Land lying within the 9th Councilmanic District of Nashville , Davidson County, Tennessee, and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described as according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-16-06, and being Lots 1-4 of Anderson's Subdivision, Block "A", of record in Plat Book 974, Pages 36 & 37 and being more particularly described as follows:

BEGINNING at an iron pin old in the southerly right-of-way line of East Old Hickory Boulevard, at its intersection with the easterly right-of-way line of Larkin Springs Road,

Thence, with said southerly right-of-way line, S 84 deg 11' 34" E, 76.89' to an iron pin new, being the northwesterly corner of Lot 5, of said subdivision;

Thence, with the westerly line of Lot 5, S 6 deg 34' 02" W, 128.43 to an iron pin new in the northerly line of the TCMC Madison-Portland property, of record in Instrument No. 20060403-0037167, Map 43-15, Parcel 166;

Thence, with said northerly line, N 83 deg 20' 05" W, 80.18 to an iron pin new, in the easterly right-of-way line of Larkin Springs Road;

Thence, N 8 deg. 03' 09"E, 127.32' to the POINT OF BEGINNING and containing 10040 square feet, or 0.230 acres, more or less.

Tract No. II:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-10-06, and being Lots 5 & 6 of Anderson's Subdivision, Block "A", of record in Plat Book 974, Pages 36 & 37 and being more particularly described as follows:

BEGINNING at an iron pin new in the southerly of East Old Hickory Boulevard, being the northeasterly corner of Lot 4, of said subdivision;

Thence, with said southerly right-of-way line, S 84 deg 11' 34" E, 48.06' to an iron pin old, being the northwesterly corner of Lot 7, said subdivision;

Thence, with the westerly line of Lot 7, S 5 deg 39' 09" W, 129.17' to an iron pin old in the northerly line of the TCMC Madison-Portland property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 166;

Thence, with said northerly line, N 83 deg 20' 05" W, 50.12' to an iron pin new at the southeast corner on said Lot 4;

Thence, N 6 deg. 34' 02" E, 128.43 to the POINT OF BEGINNING and containing 6322 square feet, or 0.145 acres, more or less.

Tract No. III:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc., Map 43-15, Parcel 166 of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being more particularly described as follows:

BEGINNING at an iron pin new in the easterly right-of-way line of Larkin Springs Road, at the southwesterly corner of Lots 1-4, Anderson's Subdivision, Block "A", of record in Plat Book 974, Pages 36 & 37;

Thence, with said south line of said Subdivision, S 83 deg 20' 05" E, 395.47' to a concrete monument old, being the northwesterly corner of Lot 96, Kingsway Green, Section 1, of record in Plat Book 3842, Page 227;

Thence, S 7 deg 50' 46" W, 101.13' to an iron pin old at the northeast corner of the TCMC Madison-Portland, Inc. property, Map 43-15, Parcel 167 of record at Instrument No. 20060403-0037167;

Thence, N 83 deg 13' 23" W, 395.81' to an iron pin new in the easterly right-of-way line of Larkin Springs Road;

Thence, N 8 deg 08' 09" E, 100.37' to the POINT OF BEGINNING and containing 39851 square feet, ore 0.915 acres, more or less.

Being the same property conveyed to Richard A. Rollins by deed of HTI Memorial Hospital Corporation dated December 20, 2006, of record in 20061229-0161005, Register's Office, Davidson County, Tennessee.

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF March 2011.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-4-14

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE