BILL GARRETT, Davidson County
Trans:T20110030053 DEEDTRS
Recvd: 05/20/11 09:15 2 pgs
Fees:13.00 Taxes:566.70
20110520-0038638

THIS INSTRUMENT PREPARED BY:
J. B. (JACK) FREEDLE
Attorney at Law
103 Main Street
Portland, Tennessee 37148
(615) 325-2508

Send tax bills to new owner at:
Ragan & Dolores Hall
780 North Leath Road
Portland, TN 37148

Map 44-5

Parcel 115

TRUSTEE'S DEED

This Deed is executed to be effective as of the 18th day of May, 2011, from Joseph B. Freedle, as grantor, in his capacity as substitute trustee, to Ragan Hall and wife, Dolores Hall, as grantees.

WITNESSETH:

WHEREAS, on January 27, 2009, Advance Housing Concepts, LLC, executed a Deed of Trust (the "Deed of Trust") to Oldham & Dunning, LLC, Trustee, to secure the prompt payment of certain indebtedness payable to The Farmers Bank *("Beneficiary")*, which indebtedness is evidenced in part by a promissory note (the "Note") as is more particularly described in the Deed of Trust, which is of record in the Register's Office of Davidson County, Tennessee as Instrument #20090130-0008040, to which reference is hereby made; and

WHEREAS, default was made in the payment of the Note and the performance of the covenants made in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, the holder of said debt appointed the undersigned as Substitute Trustee by instrument recorded as Instrument #20110406-0026430, Registers Office for Davidson County, Tennessee; and

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Beneficiary, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment in satisfaction of the indebtedness, including principal, interest, attorney's fees and costs of sale, I, Joseph B. Freedle, as Substitute Trustee did, on May 5, 2011, commencing at 1:00 o'clock p.m. pursuant to advertisement published in The Tennesseean, in the editions of April 15, 2011, April 22, 2011, and April 29, 2011, offer for sale and sold at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, statutory redemption, dower and homestead, the hereinafter described real estate, at which such sale Ragan Hall became the highest and best bidder at and for the sum of One Hundred Fifty-Three Thousand, One Hundred Sixty-One Dollars and Three Cents ($153,161.03); and

WHEREAS, the proceeds of such sale have been applied in payment of the advertising charge of $383.50, attorney's fees, and all other costs of sale, and the balance applied as a payment or credit on the Note thereby secured;

NOW, THEREFORE, I, Joseph B. Freedle, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell, transfer and convey unto Ragan Hall and wife, Dolores Hall, as grantees the following described real estate having an address of 303 Ensley Avenue, Old Hickory, Tennessee 37138, in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 71, on the plan of the Map of a part of Rayon City, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the property conveyed to Advance Housing Concepts, LLC from Thomas LO. Anderson and wife, Katherine L. Anderson by Warranty Deed dated June 4, 2004, recorded June 9, 2004, as Instrument #20040609-0068198, Register's Office of Davidson County, Tennessee.

The above-described property is improved property.

The sale was advertised and made as trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to grantee all of the covenants and warranties contained in the Deed of Trust and in any prior deeds referred to in said Deed of Trust.

IN WITNESS WHEREOF, I, Joseph B. Freedle, Substitute Trustee, have executed this instrument to be effective this 18th day of May, 2011.

JOSEPH B. FREEDLE
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named JOSEPH B. FREEDLE, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Portland, Tennessee, on this, the 18 day of May, 2011.

melinda margaret nichols
NOTARY PUBLIC
My commission expires: 05-20-2014

MELINDA MARGARET NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear that the actual consideration or value of this transfer is $153,161.03, which is equal to or greater than the amount the subject property would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18th day of May, 2011.

melinda margaret nichols
NOTARY PUBLIC
My commission expires: 05-20-2014

MELINDA MARGARET NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY