Name and address of New Owner:
First State Bank
P.O. Box 733
Union City, TN 38261

BILL GARRETT, Davidson County
Trans:T20110034838 DEEDTRS
Recvd: 06/10/11 11:37 3 pgs
Fees:18.00 Taxes:1850.00
20110610-0044653

Send Tax Bills:
First State Bank
P.O. Box 733
Union City, TN 38261

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

MAP/GROUP/PARCEL: 075-13-0 135.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 7, 2009, filed of record in Instrument No. 20090810-0075027 and modified of record in Instrument No. 20100809-0062856, Register's Office, Davidson County, Tennessee, Hermitage Hill's, Inc., conveyed to John C. Clark, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated May 13, 2011 and recorded by Instrument No. 20110516-0037306, 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 May 20, May 27 and June 3, 2011 stating that on **Friday, June 10, 2011 at 10:00 a.m.** 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 **$500,000.00** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT BEING NORTH 58 DEGREES 10' WEST 50 FEET FROM THE CENTERLINE OF US HIGHWAY 70N AND BEING SOUTH 31 DEGREES 50' WEST 55 FEET FROM THE CENTERLINE OF JACKSONIAN DRIVE (AS OF RECORD IN BOOK 2500, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), THENCE WITH THE SOUTHERLY MARGIN OF JACKSONIAN DRIVE, NORTHWESTERLY WITH AN ARC HAVING A RADIUS OF 25 FEET, A DISTANCE OF 39.37 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH THE SOUTHERLY MARGIN OF JACKSONIAN DRIVE, NORTH 58 DEGREES 10' WEST 143.62 FEET TO AN IRON PIN, SAID POINT BEING SOUTH 58 DEGREES 10' EAST 60.0 FEET FROM A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT NO. 1 OF HERMITAGE HILLS, SECTION ONE, (AS OF RECORD IN BOOK 2900, PAGE 49, REGISTER'S OFFICE); THENCE SOUTH 31 DEGREES 50' WEST 241.4 FEET TO AN IRON PIN IN A DRIVEWAY OR ROADWAY; THENCE SOUTH 86 DEGREES 51 FEET EAST 212.7 FEET TO AN IRON PIN IN SAID DRIVEWAY OR ROADWAY BEING ALSO IN THE WESTERLY MARGIN OF US HIGHWAY 70N AND BEING LOCATED NORTH 58 DEGREES 10' WEST 35 FEET FROM THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH 31 DEGREES 50' EAST 114.41 FEET WITH THE WESTERLY MARGIN OF US HIGHWAY 70N TO AN IRON PIN; THENCE NORTH 58 DEGREES 10' WEST 15.0 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE, BUT SPECIFICALLY EXCLUDED THEREFROM IS THE PROPERTY SOLD OFF IN BOOK 4524, PAGE 146, CORRECTED IN BOOK 5334, PAGE 785, SAID REGISTER'S OFFICE.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO HERMITAGE HILL'S, INC., A TENNESSEE CORPORATION, BY WARRANTY DEED FROM KING'S BUSINESS GROUP INC, A TENNESSEE CORPORATION, OF RECORD AS INSTRUMENT NO. 20090810-0075026, 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 Sewer Easement of record in Book 2963, Page 485, and Ingress & Egress Easement of record in Book 7922, Page 766, said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20090810-0075027, said Register's Office.

TAX MAP-PARCEL NO.: 075-13-0 135.00

PROPERTY ADDRESS: 3840 Lebanon Pike, Hermitage, TN 37076 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

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 10th day of June, 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 10th day of June, 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 $\underline{\$500,000.00}$.

Affiant

Subscribed and sworn before me, this 10th day of June, 2011.

Notary Public

My Commission Expires: 11-21-12

DGM File #70542

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY