Name & Address of Owner for Tax Bills:
Pat Beall
c/o Investors Service Company
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20110053312 DEEDTRS
Recvd: 08/29/11 15:57 5 pgs
Fees:28.00 Taxes:1258.76
20110829-0066817

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

MAP/PARCEL: 133-15-0 131.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 7, 2007, recorded by Instrument No. 20071114-0133772, Register's Office, Davidson County, Tennessee, **Carmen Ceja**, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument recorded in Instrument No. 20080122-0006205, 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 25 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM of The Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of August 5, August 12 and August 19, 2011, stating that on **Monday, August 29, 2011 at 3:45 p.m.**, outside the entrance to the Register of Deeds Office for Davidson County located inside the Bridgestone Arena, formerly known as the Sommet Center, 501 Broadway, 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 give proper notice to the State of Tennessee, Department of Labor and Workforce Development, Employment Security Division, by letter dated July 29, 2011, giving notice of this non-judicial sale and subsequent receipt of reply mail from the State of Tennessee Department of Labor and Workforce Development, Employment Security Division stating that my letter is accepted as being timely and adequate, and said letters are attached and made a part of this conveyance, 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 **Pat Beall**, her heirs and assigns, for **$340,206.57**, 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 **Pat Beall** (hereinafter referred to as Grantee), her heirs and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

BEING a tract of land located in the 6th Civil District of Davidson County, Tennessee, hereafter referred to as Lot 3 on the Plan of Welshwood Park, Section 4, as of record in Book 4350, page 170, Register's Office, Davidson County, Tennessee. Said Lot 3 being a portion of the F. Compton Wallace Property as shown as Reserved Parcel "E" on the Revised Plan of Welshwood Park as of record in Book 4300, page 6, Register's Office, Davidson County, Tennessee.

BEGINNING at a point lying on the westerly margin of Nolensville Road (as widened) said point further described as being the northeast corner of Lot 1 as shown on the Plan of Welshwood Park, Section 2, as of record in Book 4060, page 115, Register's Office, Davidson County, Tennessee and further described as being the southeast corner of the herein described Lot 3; thence leaving said westerly margin and running along the northerly line of said Lot 1, south 73 degrees 13' west a distance of 150.00 feet to a point, said point being the herein described tracts southeast corner and also being the northwest corner of said Lot 1; thence leaving said northerly line north 16 degrees 47' west a distance of 75.00 feet, thence north 73 degrees 13' east a distance of 150.00 feet to a point lying on the westerly margin of Nolensville Road; thence along said westerly margin south 16 degrees 47' east a distance of 75.00 feet to the point of beginning, containing 0.26 acres, more or less.

DEED REFERENCE:

Being the same property conveyed to Isjema Corporation by deed from Carmen Ceja, dated May 7, 2009, of record in Instrument No.20090515-0044747, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Carmen Ceja by deed from Par Investment Corp., a Tennessee corporation, dated October 31, 2002, of record in 20021107-0137234, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to all matters on the Plan of record in Book 4300, page 170, and Book 4300, page 6, said Register's Office.

This description was taken from the deed of trust of record in Instrument No.20071114-0133772 as well as the previous deed of record, said Register's Office.

MAP/PARCEL: 133-15-0 131.00

PROPERTY ADDRESS: 4027 Nolensville Pike, Nashville, TN 37222 as shown on the tax maps of the Assessor of Property for Davidson County, TN.
MAILING ADDRESS: 4025 Nolensville Pike, Nashville, TN 37222

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 other 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, her heirs 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 Trustee and not any further or otherwise.

WITNESS my hand on this the 29th day of August, 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 29th day of August, 2011.

Notary Public

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-21-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$340,206.57**.

Affiant

Subscribed and sworn before me, this 29th day of August, 2011.

Notary Public

My Commission Expires: 11-21-12

DGM File #64671

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

David G. Mangum
Attorney at Law

David G. Mangum
Attorney

Kellie Riley
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Chrissy de Pool
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Missy Nesbitt
Foreclosure/Recovery Coordinator

Emily Schmit
Accounts Receivable

Kay Farmer
Special Projects

July 29, 2011

Via Certified Mail, Return Receipt Requested
State of Tennessee
Department of Labor and Workforce Development
Employment Security Legal Division
220 French Landing Drive
Nashville, TN 37243

Re: **Notice of Non-Judicial Sale**
Taxpayer: Carmen M. Ceja, Individually and DBA Ceja Enterprises
Account Number: 0468-305 4; Lien No.08-4827; Davidson County, TN

Dear Sirs/Madam:

Pursuant to our title search, we find that the enclosed tax lien by the Tennessee Dept. of Labor & Workforce Dev. is shown of record in Instrument No.20081015-0103642, Register's Office of Davidson County, TN, in an amount to be determined, in the name of the above-taxpayer. Also, attached you will find a copy of an Order Awarding Discretionary Costs filed in the Chancery Court for Davidson County on November 15, 2007 and then filed of record with the Davidson County Register of Deeds by Instrument No.20080513-0049054.

Enclosed please find a Notice of Substitute Trustee Sale pertaining to certain real property currently owned by Isjema Corporation but previously owned by Carmen Ceja, located at 4027 Nolensville Pike, Nashville, TN 37222. This non-judicial foreclosure is scheduled for sale on Monday, August 29, 2011, by the undersigned as Substitute Trustee, pursuant to the terms and provisions of the enclosed Deed of Trust described in said foreclosure notice.

Grassland Financial Services, LLC, beneficiary under said Deed of Trust, has a principal obligation of approximately $337,300.00, plus accrued interest through date of sale. It is estimated that the foreclosure expenses pertaining to the sale will be in the approximate amount of $2,500.00.

Interested parties: Carmen Ceja; Isjema Corporation; Dept of Labor and Workforce Dev.; Trustee for Metro Davidson County – 2010 delinquent property taxes; Clerk & Master for Davidson County – 2009 delinquent property taxes.

Very truly yours,

David G. Mangum

DGM/mn
Attachments: Substitute Trustee's Sale
Deed of Trust
TN Dept of Labor and Workforce Lien
Order Awarding Discretionary Cost to TN Dept of Labor and Workforce

File #64671

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
TN Dept of Labor / Workforce Dev.
Employment Security
Legal Division
220 French Landing
Nashville, TN 37243

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Chester Howe
C. Date of Delivery 8-1-11

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7010 3090 0000 5460 6364

Ceja #64671

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION
Legal Office
220 French Landing, 3B
Nashville, Tennessee 37243
(615) 741-3170
(615) 532-7386 FAX

August 2, 2011

David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, Tennessee 37204

RE: Property of Carmen M. Ceja
TDLWD Acct. #0468-305
TDLWD Lien # (Davidson)
Notice of Substitute Trustee's Sale

Dear Mr. Mangum:

Your letter of July 29, 2011, is acknowledged, along with the attendant Notice of Substitute Trustee's Sale, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $20.00.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Alfred M. Smith, Jr.
Counsel to Commissioner

AMS:LRR

cc: Delinquency Control