BILL GARRETT, Davidson County
Trans:T20110058568 DEEDTRS
Recvd: 09/21/11 10:05 3 pgs
Fees:18.00 Taxes:1246.16
20110921-0073031

This Instrument Prepared By:
Jonathan R. Vinson, Attorney
P.O. Box 686
Clarksville, TN 37041-0686

FORECLOSURE DEED

JONATHAN R. VINSON, TRUSTEE
to
F&M REAL ESTATE TRANSFER CORPORATION

Name of New Owner and Address of Property:	F&M Real Estate Transfer Corporation 1630 Springfield Highway Goodlettsville, TN 38363 Parcel ID 007 00 0 017.00
Name/Address of Entity Responsible for Property Taxes:	F&M Real Estate Transfer Corporation 50 Franklin Street Clarksville, TN 37040

On February 8, 2007, by Deed of Trust placed of record on February 14, 2007 at 10:39 a.m., placed of record in Instrument No. 20070214-0018709, in the office of the Register of Deeds for Davidson County, Tennessee, (the "Deed of Trust"), AKAL Land Holding, Inc., a Tennessee Corporation, (the "Mortgagor") conveyed to Jonathan R. Vinson, Trustee, (the "Trustee") the hereinafter described real estate, to secure the payment of a promissory note as described therein (the "Note"), payable to the order of F&M Bank f/k/a Farmers and Merchants Bank (the "Holder"):

The Deed of Trust provided that in the event of default in the payment of the Note, when due, then the entire balance of the Note shall, at the option of the Holder, become due and payable immediately; and,

Default having been made and continued in the payment of the Note, the Holder of the Note, has declared the entire balance of the Note due and payable as provided in the Deed of Trust. The Holder, in accordance with the terms and conditions of the Deed of Trust, has instructed the Trustee to foreclose the lien of the Deed of Trust.

The undersigned, did advertise by notice in the Davidson A.M., a newspaper of general circulation in Davidson County, Tennessee, with notices published on August 12, 2011, August 19, 2011, and August 26, 2011 said sale would be held on Friday, September 2, 2011 at 11:00 a.m., prevailing time, at the front door of the Davidson County Register of Deeds, 501 Broadway, Nashville, Tennessee 37203

The sale was held according to the terms, conditions and provisions of the notice as given, and F&M Real Estate Transfer Corporation, the Grantee and hereafter called the "Grantee", was the highest and best bidder for cash, bidding the sum of Three Hundred Thirty Six Thousand Eight Hundred and 00/Dollars ($336,800.00).

NOW THEREFORE, the undersigned as Grantor and hereafter called the "Grantor", does hereby bargain, sell, transfer and convey unto the Grantee, F&M Real Estate Transfer Corporation, the Grantee's successors and assigns forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Beginning at a point in the center of the Old Dickerson Pike, the northeast corner of the P.H. Lewis tract and in the west line of J.D. Greer's land; thence with the center of the said pike north 34° 45' West 737.5 feet to a point in the center of the pike, at J.E. Greer's southeast corner; thence along Greer's south line and crossing Highway No. 41-E and entering Baker Station Road, south 70° 0' West 561 feet to a stake in Coggins' east line, Curtis J. Greer's southwest corner, thence with Coggins' east line and Walter Davis' east line, south 2° 25' west 470.25 feet to the southeast corner of the Walter Davis tract; thence along Davis' south line north 83° 0' west 528 feet to the southeast corner of the William Jones tract; thence along William Jones' south line south 63° 30' west 333.66 feet to a stake in the east line of William Henry Jones' land; thence along said Jones' east line and the east line of George Jenkins' land, south 18° 15' east 669 feet to a stake in Jenkins' line; thence along said Jenkins' line and crossing a log road and along Clint Fox's north line and the north line of the Luton Chapel Church Lot, north 73° 0' east 1716 feet to a point in the center of Mansker's Creek where a drain enters said creek; thence along the center of said Mansker's Creek as follows: North 40° 15' west 123.6 feet; north 13° 30' west 86.5 feet; north 20° 15' west 65 feet to a point, being P.H. Lewis' northwest corner; thence along the said Lewis' north line, north 62° 30' east 66 feet to the point of beginning, containing 30 acres, more or less.

BEING the same property conveyed to AKAL Land Holding, Inc., a Tennessee Corporation by Warranty Deed from Barbara Kemper Ferguson, John Thomas Kemper, Jr. and William Montgomery Kemper, devisees under the Last Will and Testament of Isabelle Lassister Kemper, deceased, dated 9/29/2004 and filed of record in Instrument No. 20041005-0119715, Register's Office for Davidson County, Tennessee. This property is improved. According to the Tax Assessor for Davidson County, Tennessee, the property is identified as Parcel ID 007 00 0 017.00.

Said sale will be held subject to (1) all accrued taxes; (2) an easement for drainage facility of record in Book 6121, Page 652, Register's Office for Davidson County, Tennessee; (3) a lease and mining agreement of record in Book 4291, Page 872, Register's Office for Davidson County, Tennessee; (4) rights of tenants in possession under unrecorded leases; (5) all matters on a recorded plan, restrictive covenants, easements, or setback lines that may be applicable; (6) any prior liens or encumbrances as well as any priority created by a fixture filing; and, (7) any matter that an accurate survey of the property would show.

Proper notification(s) were provided to the Mortgagor and other appropriate interested parties required in *Tenn. Code Ann.* § 35-5-101 *et seq.* and other written agreements between the parties. No notification(s) were required to be provided to the Mortgagor or other appropriate parties pursuant to *Tenn. Code Ann.* § 45-20-101 *et seq.* (Tennessee Home Loan Protection Act). No notification(s) were required to be provided to the

Mortgagor or other appropriate parties pursuant to *Tenn. Code Ann.* § 35-5-117 *et seq.* (Notice of Right to Foreclose).
THE WARRANTIES made herein by the Grantor are made in the Grantor's representative capacity and not otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto affixed the Grantor's signature on this the 2nd day of September, 2011.

GRANTOR:

JONATHAN R. VINSON,
Trustee

By: _____
JONATHAN R. VINSON,
Trustee

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, JONATHAN R. VINSON, 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 2nd day of September, 2011.

PAMELA BLAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

_____
Notary Public Seal

My Commission Expires: 4/22/2012

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $336,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 2nd day of September, 2011.

PAMELA BLAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

_____
Notary Public Seal

My Commission Expires: 4/22/2012