Prepared by/Return to:
James M. Balthrop, Attorney
Springfield, Tennessee

Map and Parcel 028-0-165.00
Map and Parcel 028-0-155.00

Send Tax Bill To New Owner:
Community Bank & Trust
575 South Main Street
Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20110063106 DEEDTRS
Recvd: 10/10/11 13:55 4 pgs
Fees:23.00 Taxes:429.20
20111010-0078609

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made and entered into this 29th day of September, 2011, by and between James M. Balthrop, acting as Substitute Trustee as hereinafter stated, party of the first part, and Community Bank & Trust, party of the second part;

WITNESSETH: That, whereas, Robert E. Jackson and wife, Debbie Jackson executed to Robert L. Perry, Jr., Trustee, upon the lands hereinafter described a Deed of Trust dated the 20th day of March, 2008, and recorded as Instrument No. 20080326-0030243, Register's Office for Davidson County, Tennessee; and

WHEREAS, by instrument of record as Instrument No. 20110818-0063795, Register's Office for Davidson County, Tennessee, James M. Balthrop was appointed Substitute Trustee; and

WHEREAS, the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Substitute Trustee to foreclose the said Deed of Trust, the said Substitute Trustee, after due advertisement as required by law and the terms of the Deed of Trust, offered said land for sale at the Courthouse on the 29th day of September, 2011, when and where Community Bank & Trust, a banking organization organized under the laws of the State of Tennessee became the last and highest bidder at the price of $116,000.00.

NOW, THEREFORE, the said James M. Balthrop, acting as Substitute Trustee as aforesaid, in consideration of the premises and of the said sum of One Hundred Sixteen Thousand ($116,000.00) Dollars to him in hand paid, has bargained and sold and by these presents does bargain, sell, and convey unto the said Community Bank & Trust, a banking organization organized under the laws of the State of Tennessee, successors and assigns, the land sold as aforesaid, the same lying and being in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1:

BEING a 14.17 acre tract, more or less, according to a survey by William C. Abbott, Jr,

dated January 20, 1987 and more particularly described as follows:

BEGINNING at a set pin lying on the northerly margin of Ridge Road, said iron pin further described as being 272.91 feet East along the northerly margin of Ridge Road from the easterly property line of the Donald Lewis Hawkins property as of record in Book 2509, page 29, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running with the line dividing Tract 2 from Tract 1 on said survey N 12°30'00" E, a distance of 486.24 feet to a set iron pin; thence N 32°27'50' E, a distance of 1628.29 feet to a set iron pin lying in the southerly property line of the Sami Moukaddam property as of record in Book 5921, page 680, Register's Office for Davidson County, Tennessee; thence with Moukaddam's line S 26°49'45" E, a distance of 140.12 feet to a 20" white oak; thence S 83°56'20" E, a distance of 275.16 feet to a set iron pin; thence leaving Moukaddam's line and running with the line dividing Tract 2 from Tract 3 on said survey S 36°04'00" W, a distance of 1617.88 feet to a set iron pin; thence S 12°30'00" W, a distance of 442.73 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly margin of Ridge Road with a curve having a radius of 741.20 feet to the left, a distance of 218.52 feet (chord=N78°39'50" W, 217.73 feet) to a set iron pin; thence N 87°06'35" W, a distance of 54.39 feet to the point of beginning, containing 14.17 acres, more or less.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is a 5.008 acre, more or less, tract of land, conveyed to Thomas Jackson, a life estate, and at his death to Hershel Jackson, a life estate and remainder to Robert E. Jackson, said deed appearing of record in Instrument No. 200102220016517, Register's Office for Davidson County, Tennessee, see also deed from Hershel Jackson conveying his interest in said land to Thomas Jackson, a life estate and remainder to Robert E. Jackson in Instrument No. 200203280038062, Register's Office for Davidson County, Tennessee, to wit:

BEGINNING at a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as being 222.90 feet East along the northerly margin of Ridge Road, from the westerly property line of the Thomas Jackson and wife, Julia Jackson property of record in Book 9716, Page 130, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running N 12°30'29" E, a distance of 278.80 feet to a set iron pin; thence N 77°25'11" W, a distance of 171.51 feet to a set iron pin; thence N 12°38'00" E, a distance of 180.46 feet to a set iron pin; thence N 32°27'50" E, a distance of 735.00 feet to a set iron pin; thence S 57°10'58" E, a distance of 257.95 feet to a set iron pin in westerly property line of the Gloria Boyles property as recorded in Book 7224, page 991, Register's Office for Davidson County, Tennessee; thence S 36°04'00" W, a distance of 679.14 feet to a set iron pin; thence S 12°30'29" W, a distance of 442.83 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly margin of Ridge Road with a curve having a radius of 741.20 feet to the left, a distance of 50.81 feet (Chord=N 72°09'07" W) to the point of beginning, containing 5.008 acres, more or less.

Tract No. 1 being all of the same property conveyed to Robert E. Jackson by Quitclaim Deed dated February 21, 2001 and filed of record in Instrument # 20010222-0016518, and corrected in Instrument # 20020625-0076177, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

BEGINNING at a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as being 222.90 feet east along the northerly margin of Ridge Road, from the westerly property line of the Thomas Jackson and wife, Julia Jackson property of record in Book 9716, page 130, Register's Office of Davidson County; thence leaving the northerly margin of Ridge Road and running N 12°30'29" E, a distance of 278.80 feet to a set iron pin; thence N 77°25'11" W, a distance of 171.51 feet to a set iron pin; thence N 12°38'00" E, a distance of 180.46 feet to a set iron pin; thence N 32°27'50" E, a distance of 735.00 feet to a set iron pin; thence S 57°10'58" E, a distance of 257.95 feet to a set iron pin in the westerly property line of

the Gloria Boyles property as recorded in Book 7224, page 991, Register's Office for Davidson County, Tennessee; thence S 36°04'00" W, a distance of 679.14 feet to a set iron pin; thence S 12°30'29" W, a distance of 442.83 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly margin of Ridge Road with a curve having a radius of 741.20 feet to the left, a distance of 50.01 feet (Chord= N 72°09'07" W) to the point of beginning, containing 5.008 acres, more or less.

Tract No. 2 being a portion of the property conveyed to Thomas Jackson and wife, Julia Jackson by Warranty Deed from Helen Fitzgerald dated June 25, 1995, and filed of record in Book 9716, page 130, RODCT, and the same property in which Thomas Jackson and wife, Julia Jackson executed a Quitclaim Deed to Thomas Jackson and wife, Julia Jackson, of record in Book 10080, page 987, RODCT.

The said Julia Jackson predeceased the said Thomas Jackson, leaving the said Thomas Jackson the surviving tenant by the entirety and sole owner of said land. The said Thomas Jackson, conveyed said land to Robert E. Jackson, retaining a life estate for himself, and at his death to Hershel Jackson, a life estate, said deed appearing of record in Instrument # 200102220016517, RODCT. Hershel Jackson conveyed his interest in said land to Thomas Jackson, a life estate, and remainder to Robert E. Jackson in Instrument # 200203280038062, RODCT.

The said Thomas Jackson is now deceased.

TO HAVE AND TO HOLD, said land and premises, together with the privileges and appurtenances thereunto belonging, to them the said party of the second part, successors and assigns, in as full and ample a manner as the said Substitute Trustee has power to convey the same.

In testimony whereof, said James M. Balthrop, acting as Substitute Trustee as hereinabove stated, has hereunto set his signature, this the day and year first above written.

James M. Balthrop, Substitute Trustee

STATE OF TENNESSEE,
ROBERTSON COUNTY.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, James M. Balthrop, Substitute Trustee, the 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 and seal of office, this 29th day of September, 2011.

Notary Public

My commission expires: 3/5/14.

STEPHANIE G. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE,
ROBERTSON COUNTY.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is **$116,000.00**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

James M. Baldwin

Affiant

Subscribed and sworn to before me, on this 29th day of September, 2011.

Stephanie G. Spain

Notary Public or Register

My commission expires: 3/5/14

STEPHANIE G. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY