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

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

BILL GARRETT, Davidson County.
Trans:T20110066574 DEEDTRS
Recvd: 10/25/11 08:49 4 pgs
Fees:23.00 Taxes:351.50
20111025-0082800

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

MAP/GROUP/PARCEL: **147 03 0B 121.00 (A-4)**
147 03 0B 122.00 (A-6)
147 03 0B 126.00 (A-10)
147 03 0B 131.00 (A-17)
147 03 0B 134.00 (A-26)
147 03 0B 145.00 (B-14)
147 03 0B 146.00 (B-16)

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 30, 2006, filed of record in Instrument No. 20060706-0081240, and subject to Partial Releases in instruments of record in Instrument No. 20100520-0039025 and Instrument No. 20100709-0053688, Register's Office, Davidson County, Tennessee, **Ronndale G. Cotton and Cathy Diane Moses**, conveyed to John C. Clark, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 8, 2011 and recorded by Instrument No. 20110816-0063242, 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 57 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 August 26, September 2 and September 9, 2011, stating that on **Friday, September 16, 2011 at 12:00 Noon**, and postponed to **Friday, October 21, 2011 at 12:00 Noon** 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;

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 **$95,000.00** 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, being Unit Nos. A-1, A-4, A-6, A-7, A-10, A 14, A17, A-20, A-26, A-29, B-1, B-3, B-7, B10, B-14, B-16, B-18 and B-19 on the Plan of Southern Hills Condominiums, as established under Master Deed of record in Book 6594, page 502, and amended in Book 7044, page 209, Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said units, together with an undivided interest in the common elements appurtenant to said units, as set forth in said Master Deed.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS SALE IS THE FOLLOWING DESCRIBED PROPERTY WHICH WAS RELEASED BY PARTIAL RELEASES OF RECORD IN INSTRUMENT NO. 20100520-0039025 AND INSTRUMENT NO. 20100709-0053688, SAID REGISTER'S OFFICE:

Land in Davidson County, Tennessee, being **Unit No. 3** on the Plan of Southern Hills Condominiums, as established under Master Deed of record in Book 6594, page 502, and amended in Book 7044, Page 209 Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said units, together with an undivided interest in the common elements appurtenant to said unit, as set out in said Master Deed.

Land in Davidson County, Tennessee, being Units Nos. **A-1, A-7, A-14, A-20, A-29, B-1, B-7, B-10, B-18 & B-19** on the Plan of Southern Hills Condominiums, as established under Master Deed of record in Book 6594, page 502, and amended in Book 7044, Page 209 Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said units, together with an undivided interest in the common elements appurtenant to said unit, as set out in said Master Deed.

DEED REFERENCE:
Being the same property conveyed to Ronndale G. Cotton and Cathy Diane Moses, by Special Warranty Deed from D. Steve Damesworth, of record in Instrument No. 20060706-0081239, 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 Master Deed contained in instrument of record in Book 6594, Page 502, amended in Book 7044, Page 209; By-Laws of Southern Hills Condominium of record in Book 6594, Page

547; Charter of Homeowner's Association of record in Book 6576, Page 69; Right-of-Way Easement granted to First Suburban Water Utility District of record in Book 4435, Page 29; and Sanitary Sewer Easement of record in Book 6695, Page 22, said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20060706-0081240, said Register's Office.

TAX MAP-PARCEL NOS.: 147 03 0B 121.00 (A-4)
147 03 0B 122.00 (A-6)
147 03 0B 126.00 (A-10)
147 03 0B 131.00 (A-17)
147 03 0B 134.00 (A-26)
147 03 0B 145.00 (B-14)
147 03 0B 146.00 (B-16)

PROPERTY ADDRESS 370 Wallace Road Units A-4, A-6, A-10, A-17, A-26, B-14, B-16, Southern Hills Condominiums, Nashville, TN 37211, as shown on the tax maps for 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 21st day of October, 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 21st day of October, 2011.

Melissa A. Nesbitt
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 **$95,000.00**.

Affiant

Subscribed and sworn before me, this 21st day of October, 2011.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-12

DGM File #68349

MELISSA A. NESBITT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY