BILL GARRETT, Davidson County
Trans:T20110080150 DEEDTRS
Recvd: 12/19/11 13:04 2 pgs
Fees:13.00 Taxes:666.00
20111219-0098730

The instrument was prepared by:
BRATTEN HALE COOK II
104 North Third Street
Smithville, TN 37166

Address New Owner as Follows:
Liberty State Bank
311 East Main St.
Liberty, TN 37095

Send Tax Bills to:
Liberty State Bank
311 East Main St.
Liberty, TN 37095

Map-Parcel Numbers
126 00 - 100.00

STATE OF TENNESSEE
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

AFFIANT

Subscribed and sworn to before me this 15th day of December 2011.

TISH SUMMERS NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

Notary Public

My Commission Expires: 10-28-2015

SUBSTITUTE TRUSTEE'S DEED

THAT, WHEREAS, on May 24, 2006, by Deed of Trust of record in Instrument No.: 20060530-0063322 in the Register's Office of Davidson County, Tennessee, Robert Thomas, a single person, did convey in trust unto Ralph E. Mallicoat, Jr., Trustee, the tract or parcel of land hereinafter described, to secure an indebtedness therein described to Liberty State Bank, as evidenced by a promissory note in said Deed of Trust, being incorporated therein by reference; and,

WHEREAS, default has been in the payment of said note, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust and Note, and payment not having been made as demanded, and the holder and owner of said Note has demanded that the undersigned Substitute Trustee to foreclose said Deed of Trust; and,

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean on November 11, 2011, November 18, 2011, and November 25, 2011; and,

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust offered said property for sale to the highest bidder for cash, at public outcry, at the front steps of the Metro/Nashville Davidson County Courthouse, 1 Public Square, Nashville, TN 37201 at 12:00 noon on Tuesday, December 13, 2011, and LIBERTY STATE BANK (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of ONE HUNDRED EIGHTY THOUSAND & 00/100 ($180,000.00) DOLLARS.

NOW, THEREFORE, Roy Nelson Pugh, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to LIBERTY STATE BANK, (Grantee), its successor and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 1 on the Final Plat of Health Heights Subdivision of record in Instrument No. 200007130069313, Register's Office for Davidson County, Tennessee.

DEED REFERENCE: Being the same lands described in a conveyance from James H. Stein and wife, Charlene Stein, and Nancy Ann Sells to Robert Thomas of record as Instrument No. 200008280084653, Register's Office of Davidson County, Tennessee.

The above-described property is subject to Plat Book of record in Book 11190, page 85, Register's Office of Davidson County, Tennessee.

The above-described property is subject to the Plan of record in Instrument No. 200007130069313, Register's Office of Davidson County, Tennessee.

The above-described property is subject to Restrictions appearing of record in Deed Book 5328 at page 931, Book 5395 at page 896, Book 5393 at page 898 and Book 6361 at page 905, Register's Office of Davidson County, Tennessee.

The above-described property is subject to an Easement of record in Deed Book 6361 at page 905 and Book 5328 at page 931, Register's Office of

Davidson County, Tennessee.

This property has a street address of: 4430 Heath Road, Nashville, TN 37221.

Map 126-00, Parcel 100.00.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. Roy Nelson Pugh, as Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of December, 2011.

Roy Nelson Pugh, Substitute Trustee

ROY NELSON PUGH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DEKALB

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, ROY NELSON PUGH, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in LIBERTY, Tennessee, on this the 14th day of December, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2012

B.H. COOK II
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY