BILL GARRETT, Davidson County
Trans:T20110082789 DEEDTRS
Recvd: 12/30/11 11:46 3 pgs
Fees:18.00 Taxes:129.50
20111230-0102214

Name & Address of Owner for Tax Bills:
Eric Sox and James Roberts
7051 Highway 70 S, Suite 315
Nashville, TN 37221

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

MAP/PARCEL: 072 04 0 300.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 22, 2011, recorded in Instrument No. 20110502-0033144, Register's Office, **Davidson** County, Tennessee, **Curtis R. Mapp, married**, conveyed to David G. Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; 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, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, **David G. Mangum, Trustee**, did give 26 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 December 2, December 9, and December 16, 2011 stating that on **Tuesday, December 27, 2011 at 12:00 Noon**, in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, formerly known as the Sommet Center, 501 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; and

WHEREAS, I David G. Mangum, 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, Trustee**, offered said property for sale at public outcry and sold said property to **Eric Sox and James Roberts**, their heirs and assigns, for **$23,049.00**, 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, Trustee**, do hereby bargain and sell, and by these presents

transfer and convey unto the said **Eric Sox and James Roberts,** (hereinafter referred to as Grantees), their 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 the north one half of Lot No. 8 of Block D on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

DEED REFERENCE:
BEING the same property conveyed to Curtis R. Mapp by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. of record in 20000817-0081340, said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20110502-0033144.

THIS PROPERTY IS SOLD SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office, including but not limited to Easement of record in Book 7838, Page 561, said Register's Office.

MAP/PARCEL: 072 04 0 300.00
PROPERTY ADDRESS: 1438 McAlpine Avenue, Nashville, TN 37216 as shown on the tax maps of 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 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 Grantees, their 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 Grantees 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 27th day of December, 2011.

David G. Mangum, 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**, 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 27th day of December, 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 **$23,049.00.**

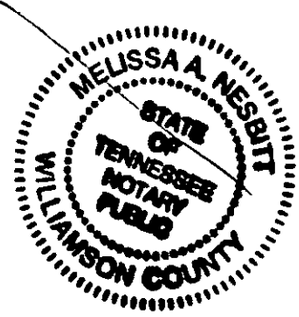
Affiant

Subscribed and sworn before me, this 27th day of December, 2011.

Melissa A. Nesbitt

My Commission Expires: 11-21-12 Notary Public

File #70904



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 35000 **, Affiant**
Subscribed and sworn before me this the
_____Day of _____, 20___ .
_____, Deputy Register