THIS INSTRUMENT PREPARED BY:
R. N. "BO" TAYLOR, Esq.
TAYLOR & SCHECHTER, P.C.
305 Fourteenth Avenue, North
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(615) 859-0060

Based on information provided by the parties.

BILL GARRETT, Davidson County
Trans:T20120002986 DEEDTRS
Recvd: 01/12/12 15:12 4 pgs
Fees:23.00 Taxes:240.50
20120112-0003461

SUBSTITUTE TRUSTEES DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Joseph P. Tassone	Same	Map and Parcel 029-00-0-050.00
4201 Bernard Road		
Joelton, TN 37080		

WHEREAS on March 11, 2008, Jeffrey G. Newman and James R. Newman executed a certain Deed of Trust conveying the property therein described to Anthony R. Steele, Trustee, to secure said indebtedness therein described in such Deed of Trust to Vanderbilt Mortgage and Finance, Inc. of record as Instrument Number 20080324-0028994 , Register's Office for Davidson County, Tennessee.

WHEREAS, by Appointment of Substitute Trustee of record as Instrument Number 20111116-0089312 said Register's Office, VANDERBILT MORTGAGE AND FINANCE, INC., by virtue of its authority set forth in the aforesaid Deed of Trust, did appoint R.N. "BO" TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on December 2, 2011, December 9, 2011 and December 16, 2011 in The Davidson AM, a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness.

WHEREAS, pursuant to such advertisement, on January 12 ,2012,at 10:00 a.m. at the front door of the Davidson County Courthouse in Nashville, Tennessee, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right

of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale, Joseph P. Tassone being the highest and best bidder, became the purchaser of such property for a price of $65,001.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. "BO" TAYLOR, Substitute Trustee, hereby sell, grant and convey to said Buyer all right, title and interest which I, as said Trustee can or should convey, particularly including all warranties of title made by the Grantors to or for the benefit of the Trustee or his/her successors within the said Deed of Trust; and I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under, but not further or otherwise, the following described real estate:

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee is further described as follows, to-wit:

Tract 2: Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northeast corner of this tract and a corner to Vanderford 9996-778; thence leaving the Southerly line of Bernard Road with the line of Vanderford South 07 degrees 29 minutes 59 seconds West 159.00 feet to a concrete monument; thence South 04 degrees 30 minutes 01 seconds East 354.62 feet to an iron pin old, thence with Vanderford and Richardson South 04 degrees 29 minutes 56 seconds East 145.38 feet to an iron pin old, being a corner to tract 3 of the Charles A. Newman property; thence leaving Richardson with the line of tract 3 South 23 degrees 19 minutes-l seconds West 280.69 feet to an iron pin old, thence South 23 degrees 19 minutes 50 seconds West 284.89 feet to a point in the center of Buck Branch, being in the line of Rottero; thence with Rottero and the center of Buck Branch for the next 6 calls: North 32 degrees 30 minutes 02 seconds West 9.58 feet to a point; thence North 84 degrees 15 minutes 01 seconds West 89.00 feet to a point; thence North 49 degrees 15 minutes 01 seconds West 180.00 feet to a point; thence North 52 degrees 45 minutes 01 seconds West 114.16 feet to a point; thence North 11 degrees 45 minutes 01 seconds West 256.00 feet to a point; thence North 34 degrees 45 minutes 01 second West 39.25 feet to a point, being a corner to tract 1 of the Charles A. Newman property; thence with the line of tract 1 North 87 degrees 17 minutes 48 seconds East 376.97 feet to an iron pin old; thence North 73 degrees 27 minutes 01 seconds East 197.68 feet to an iron pin old; thence North 73 degrees 27 minutes 0l seconds East 25.56 feet to an iron pin new; thence North 04 degrees 30 minutes 00 seconds West 94.71 feet .to an iron pin new; thence North 04 degrees 30 minutes 00 seconds West 357.80 feet to an iron pin new; thence North 07 degrees 29 minutes 59 seconds East 166.91 feet to an iron pin new in the South line of Bernard Road; thence with the South line of Bernard Road and the arc of a curve to the left 25.93 feet, with a radius of 65.00 feet an chord that bears South 69 degrees 32 minutes 01 seconds East 25.76 feet, to the point of beginning, more or less.

The above described tract is benefitted by and encumbered by the following 50 feet wide ingress, egress and public utility easement:

Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northeast
corner of this tract and a corner to Vanderford 9996-778; thence leaving the Southerly line of Bernard Road with the line of Vanderford

South 07 degrees 29 minutes 59 seconds West 159.00 feet to a concrete monument; thence South 04 degrees 30 minutes 01 seconds East 354.62 feet to an iron pin old; thence with Vanderford and Richardson South 04 degrees 29 minutes 56 seconds East 145.38 feet to an iron pin old, being a corner to tract 2 and 3 of the Charles A. Newman property; thence with tract 2 North 52 degrees 19 minutes 20 seconds West 67.46 feet to an iron pin old, being a corner to tract 1; thence with tract 01 North 04 degrees 30 minutes 01 seconds West 100.00 feet to an iron pin old being a corner to Haney; thence with Haney and Perry North 04 degrees 30 minutes 01 seconds West 359.92 feet to an iron pin old; thence with Perry and Blankenship North 07 degrees 29 minutes 59 seconds East 189.91 feet to a concrete monument in the South line of Bernard Road; thence with the South line of Bernard Road and the arc of a curve to the left 58.08 feet, with a radius of 65.00 feet and a chord that bears South 55 degrees 21 minutes 53 seconds East 56.17 feet, to the point of beginning, more or less.

Subject to all rights-of-way, easements and restrictions of record. Subject to the findings of a title report.

In accordance with a survey prepared by Steven Michael Holland, Tennessee, Registered Land Surveyor, License Number 2337, dated 12-5-2007. and shown as drawing number 071105.

This being the same property conveyed to James R. Newman and Jeffrey G. Newman by Quitclaim Deed dated March 11, 2008 from Susan N. Perry, James R. Newman, Jeffrey G. Newman, Mary Ann Newman and Bobbie Jean Richardson of record in Instrument Number 20080324-0028993 and by Quitclaim Deed dated 1/23/08 from John Wayne Newman of record in Instrument Number 20080324-0028992 and by Quitclaim Deed dated 2/1/05 from Mary Ann Newman of record in Instrument Number 20050214-0016546, Register's Office for Davidson County, Tennessee.

This property includes a Mobile Home Vin numberTNFL427AB29265AV12, which was purchased under an installment contract-security agreement which evidences the deed of trust and which will stay with the land. The sale of this property is pursuant to Section 9-604 of the Uniform Commercial Code and Tennessee Annotated 47-9-604.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

The 60 day notice of the right to foreclosure, in accordance with T.C.A. 35-5-101, was sent by United States Mail, postage prepaid to, Jeffrey G. Newman and James R. Newman on December 9, 2010

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 12th day of January, 2012.

R.N. "Bo" Taylor

R.N. "Bo" Taylor
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. "BO" TAYLOR, 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 that he executed the within instrument for he purposes therein contained.

Witness my hand, at office, this12th day of January 2012.

NOTARY PUBLIC

My commission expires: 7/6/15

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $65,001.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of January 2012.

NOTARY PUBLIC

My commission expires: 7/6/15

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY