BILL GARRETT, Davidson County
Trans:T20120014694 DEEDTRS
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Fees:18.00 Taxes:874.68
20120229-0017485

This Instrument Prepared by:

DAVID W. MARTTALA, ESQ.
200 East Main Street
McMinnville, Tennessee 37110

Person(s) or Entity(ies) Responsible for Payment of Property Taxes and Owner(s)
First National Bank of McMinnville, TN
200 East Main Street
McMinnville, TN 37110

DAVID W. MARTTALA, Trustee

TO:

FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE

TRUSTEE'S DEED

Tax Map Ref.: 133 02 0 183.00
119 13 0 242.00
043 13 0 222.00
119 12 0 112.00

WHEREAS, Sterling Gipson, by deed of trust dated September 8, 2005, at Instrument No. 20050913-0109740, deed of trust dated March 1, 2006, at Instrument No. 20060307-0026437, deed of trust dated January 10, 2007, at Instrument No. 20070119-0007578, deed of trust dated May 15, 2007, at Instrument No. 20070517-0059262, deed of trust dated May 15, 2007, at Instrument No. 20070517-0059263, and deed of trust dated November 27, 2007, at Instrument No. 20071129-0138228, all of record in the Register's Office for Davidson County, Tennessee, (the "Deeds of Trust") conveyed to David W. Marttala, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness payable to First National Bank; and

WHEREAS, default having been made in the payment of the indebtedness and obligation secured to be paid by said Deeds of Trust, the holder of said indebtedness and obligation requested the undersigned to advertise and sell the property conveyed thereby according to the terms of said Deeds of Trust; and

WHEREAS, Notice of the Right to Foreclose has been given in compliance with T.C.A. § 35-5-117; and

WHEREAS, in accordance with said request, the property was advertised for sale in the Tennessean, a newspaper published in Davidson County, Tennessee, for twenty-one (21) days, such advertisements appearing on February 2, 2012, February 10, 2012, and February 17, 2012, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 28th day of February, 2012, at 10:30 a.m., and place, being, as mentioned in said advertisement, the south main door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee, the property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said property was struck off and sold to **FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE**, (the "Grantee"), at and for the sum of two hundred thirty-six thousand four hundred and 00/100 Dollars ($236,400.00), that being the highest and best bid offered; and

WHEREAS, the bid price has been applied in accordance with the provisions of said Deeds of Trust;

NOW THEREFORE, the undersigned, **DAVID W. MARTTALA**, as Trustee (hereinafter sometimes called the "Grantor"), hereby bargains, sells, and conveys unto the Grantee the Property above mentioned and fully described as follows:

SITUATED IN Davidson County, Tennessee, and described more particularly as follows:

TRACT NO. 1: Lot 13 on the Plan of Airdrie, as shown on Plat of record in Plat Book 547, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to said Plat, Lot Number 13 fronts 50 feet on the north margin of Mill Creek Valley Road, and extends back 169 feet on the west line to a dead line in the rear, measuring 50 feet thereon.

For prior deed reference see Instrument Number 20050913-0109739 of the Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being Lot No. 103 on the Plan of College Heights, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Together with easement for joint driveway as described in Book 8768, Page 39, said Register's Office.

For prior deed reference see Instrument No. 20060307-0026436, of the Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Lot No. 11 of Block "H" on the Map of Forest Park Subdivision, Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 11 fronts 50 feet on the westerly margin of Forest Park Road and runs back between two parallel lines measuring 170.25 feet thereon to a dead line in the rear measuring 50 feet therein.

For prior deed reference see Instrument No. 20070119-007577 of the Register's Office from Davidson County, Tennessee.

TRACT NO. 4: Being Lot No. 87 on the Plan of Battlewood, Section 1, as of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

For prior deed reference see Instrument #20031118-0167705, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Property, together with the hereditaments and appurtenances of and to the same belonging or in any wise appertaining, unto the said Grantee, together with all rights and benefits of the covenants and warranties to the Grantor made in said Deeds of Trust insofar as he can or ought as Trustee, but not further or otherwise.

Title to the above-described Property is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions that are prior to the liens of said Deeds of Trust, including, without limitation, any unpaid ad valorem taxes or other taxes.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this the 28th day of February, 2012.

DAVID W. MARTTALA, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WARREN)

Personally appeared before me, the undersigned Notary Public in and for said State and County, the within named Trustee, **DAVID W. MARTTALA, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

Witness my hand this the 28th day of February, 2012.

BRENDA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

Notary Public for the State of Tennessee

My commission expires: 8-11-15

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $236,400.00.

Affiant

Subscribed and sworn to before me on this the 28th day of February, 2012.

Notary Public for the State of Tennessee
~~or Register of Deeds~~

My commission expires: 8-11-15

BRENDA WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
WARREN COUNTY