BILL GARRETT, Davidson County
Trans:T20120020545 DEEDTRS
Recvd: 03/21/12 15:29 4 pgs
Fees:23.00 Taxes:192.40
20120321-0024121

This Instrument Prepared By:
Jonathan R. Vinson, Attorney
P.O. Box 686
Clarksville, TN 37041-0686

FORECLOSURE DEED

JONATHAN R. VINSON, TRUSTEE
to
F&M REAL ESTATE TRANSFER CORPORATION

Name of New Owner and Address of Property:	F&M Real Estate Transfer Corporation 7876 Heaton Way, Nashville, TN 37211 M/P 173-09-0A-339.00 2548 Sonar Street, Nashville, TN 37211 M/P 052-13-0B-226.00
Name/Address of Entity Responsible for Property Taxes:	F&M Real Estate Transfer Corporation 50 Franklin Street Clarksville, TN 37040

On August 12, 2008, by Deed of Trust placed of record on August 24, 2011 at 2:25 p.m., in Instrument No. 20110824-0065576, in the office of the Register of Deeds for Davidson County, Tennessee, as modified in the Modification Agreement dated May 6, 2011 placed of record on August 24, 2011 at 2:26 p.m. in Instrument No. 20110824-0065577, in the office of the Register of Deeds for Davidson County, Tennessee (the "Deed of Trust"), Patricia A. Wahl (the "Mortgagor") conveyed to Jonathan R. Vinson, Trustee, (the "Trustee") the hereinafter described real estate, to secure the payment of a promissory note as described therein (the "Note"), payable to the order of F&M Bank f/k/a Farmers and Merchants Bank (the "Holder"):

The Deed of Trust provided that in the event of default in the payment of the Note, when due, then the entire balance of the Note shall, at the option of the Holder, become due and payable immediately; and, default having been made and continued in the payment of the Note, the Holder of the Note, has declared the entire balance of the Note due and payable as provided in the Deed of Trust. The Holder, in accordance with the terms and conditions of the Deed of Trust, has instructed the Trustee to foreclose the lien of the Deed of Trust.

The undersigned, did advertise by notice in the Davidson A.M., a newspaper of general circulation in Davidson County, Tennessee, with notices published on February 10, 2012, February 17, 2012, and February 24, 2012 said sale would be held on Friday, March 2, 2012 at 12:00 p.m., prevailing time, offer for sale and sell at the front door of the Davidson County Register of Deeds, 501 Broadway Nashville, Tennessee

The sale was held according to the terms, conditions and provisions of the notice as given, and F&M Real Estate Transfer Corporation, the Grantee and hereafter called the

"Grantee", was the highest and best bidder for cash, bidding the sum of Fifty Two Thousand and 00/Dollars ($52,000.00).

NOW THEREFORE, the undersigned as Grantor and hereafter called the "Grantor", does hereby bargain, sell, transfer and convey unto the Grantee, F&M Real Estate Transfer Corporation, the Grantee's successors and assigns forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 360 on the plan of Phase Four, Lenox Village, of record as Instrument No. 20040806-0094784 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Patricia A. Wahl by Deed from Regent Homes, LLC, a Tennessee limited liability company dated October 18, 2005 and filed for record on October 20, 2005 in Instrument 200510200126825, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Condominium Plat, Revision One, River Glen, Planned Unit Development, Phase 5, Section 1, of record in Instrument No. 20011207-0135344 as amended in Instrument No. 20030305-0029504 and Master Deed of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. Wahl by deed from Angeline M. Bain, unmarried dated May 31, 2006 and filed for record on June 9, 2006 in Instrument No. 20060609-0069043, Register's Office for Davidson County, Tennessee.

Said sale will be held subject to (1) all accrued taxes; (2) all terms, matters and conditions as shown by plat of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee (Lot 360/Lenox Village); (3) all terms, matters and conditions as shown by plat of record in Instrument No. 20011207-0135344, as amended in Instrument No. 20030305-0029504, Register's Office for Davidson County, Tennessee (Lot 360/Lenox Village); (4) easements as shown of record in Book 7361, Page 230, Book 7985, Page 449, Instrument No. 200111290130322, Instrument No. 200204080042676, Instrument No. 200309230140666, Register's Office for Davidson County, Tennessee (Lot 360/Lenox Village); (5) Deed of Trust dated 10/18/2005 and filed for record on 10/20/2005 in Instrument No. 200510200126826 in the original principal amount of $143,850.00, Register's Office for Davidson County, Tennessee (Lot 360/Lenox Village); (6) Deed of Trust dated 04/05/2008 and filed for record in 04/25/2008 in Instrument No. 200804250042303 in the original principal amount of $82,000.00, Register's Office for Davidson County, Tennessee (Lot 360/Lenox Village); (7) all terms, matters and conditions as shown by plat of record in Plat Book 6900, Page(s) 650, 651 and 671 and Instrument No. 200112070135344, revised in Instrument No. 200303050029504 and Open Space Plat recorded at Instrument No. 200303190036614, Register's Office for Davidson County, Tennessee (Lot 33/River Glen); (8) covenants, conditions and restrictions of record in Deed Book 6762, Page 208,

Instrument No. 200204250051349, Register's Office for Davidson County, Tennessee (Lot 33/River Glen); (9) Charter of River Glen Homeowners Association recorded in Book 8069, Page 158 and Instrument No. 200204250051348, Register's Office for Davidson County, Tennessee (Lot 33/River Glen); (10) Master Deed establishing Phase 5, Section 1, River Glen, Revision One of record in Book 7566, Page 571, as amended in Instrument No(s). 200409150111299 and 200409150111301, along with the Declaration of Submission recorded in Instrument No(s). 200304250055851, 2003042500558536, 200305060060411, 200305060060413, 200305090061769, 200305150066784, 200305220069839 and 200307010090670, Register's Office for Davidson County, Tennessee (Lot 33/River Glen); (11) easements for record in Deed Book 7061, Page 196, Book 3961, Page 681, Book 11030, Page 731 and Book 7296, Page 484, Register's Office for Davidson County, Tennessee (Lot 33/River Glen); (12) conveyance to Homeowner's Association recorded in Instrument No. 200412170150273, Register's Office for Davidson County, Tennessee (Lot 33/River Glen); (13) stormwater detention agreement recorded in Instrument No. 200108160088874, Register's Office for Davidson County, Tennessee (Lot 33/River Glen); (14) Deed of Trust dated 12/19/2008 and filed for record on 01/21/2009 in Instrument No. 200901210005035 in the original principal amount of $71,200.00, Register's Office for Davidson County, Tennessee (Lot 33/River Glen); (15) Assignment of Rents and Leases placed of record in Instrument No. 201108240065578, Register's Office for Davidson County, Tennessee; (16) rights of tenants in possession under unrecorded leases; (17) all matters on a recorded plan, restrictive covenants, easements, or setback lines that may be applicable; (18) any prior liens or encumbrances as well as any priority created by a fixture filing; and, (19) any matter that an accurate survey of the property would show.

Proper notification(s) were provided to the Mortgagor and other appropriate interested parties as required in *Tenn. Code Ann.* § 35-5-101 *et seq.* and other written agreements between the parties. No notification(s) were required to be provided to the Mortgagor or other appropriate parties pursuant to *Tenn. Code Ann.* § 45-20-101 *et seq.* (Tennessee Home Loan Protection Act). No notification(s) were required to be provided to the Mortgagor or other appropriate parties pursuant to *Tenn. Code Ann.* § 35-5-117 *et seq.* (Notice of Right to Foreclose).

THE WARRANTIES made herein by the Grantor are made in the Grantor's representative capacity and not otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto affixed the Grantor's signature on this the 2nd day of March, 2012.

GRANTOR:

JONATHAN R. VINSON,
Trustee

By: _____
JONATHAN R. VINSON,
Trustee

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, JONATHAN R. VINSON, 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 2nd day of March, 2012.

PAMELA BLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public Seal

My Commission Expires: 2/17/2016

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 2nd day of March, 2012.

_____
Notary Public Seal

PAMELA BLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 2/17/2016