Name & Address of Owner for Tax Bills:
Dottie C. Spain
c/o Investors Service Company
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20120020771 DEEDTRS
Recvd: 03/22/12 12:19 3 pgs
Fees:18.00 Taxes:183.22
20120322-0024358

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

MAP/PARCEL: 070 09 0 138.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 15, 2012, recorded in Instrument No. 20110823-0065156, Register's Office, Davidson County, Tennessee, **Next Stage, Inc.**, 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 28 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 February 24, March 2, and March 9, 2012 stating that on **Thursday, March 22, 2012 at 12:10 p.m.**, 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 **Dottie C. Spain, a widow**, her heirs and assigns, for **$49,517.89**, 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 **Dottie C. Spain, a widow,** (hereinafter referred to as Grantee), her heirs and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

Tracts 1 and 2: Land in the 2nd Civil District of Davidson County, Tennessee, being Tract Nos. 1 and 2 on the Subdivision of the William J. Harris and wife, Ada M. Harris Property, also known as Map 70-9, Parcel 138, described by survey of J. Ralph Robertson, Jr., Tennessee No. 425, as follows: Beginning at an iron pin in the southwesterly corner of Kirk Avenue, said point being the easterly corner of Tracts 1 and 2 and the northwesterly corner of the property conveyed to Bertha Newburn, of record in Book 4428, Page 407, RODC, TN: thence running with Newburn's westerly line South 07°16'54" West 125.00 feet to an iron pin, said point being the southeast corner of Tract 2 and the southwesterly corner of the Newburn property; thence leaving Newburn's westerly line North 85° 25' 50 feet West 195.95 feet to an iron pin, said point being the southwest corner of the herein described property and the southeast corner of the property conveyed to Donald R. Biggs, of record in Book 6017, Page 78, RODC, TN; thence running with Biggs easterly line North 15° 39' 25" East 180.72 feet to an iron pin, said point being the northwesterly corner of Tract 1 and the southwest corner of the property conveyed to Marion Foster, of record in Book 6444, Page 282, RODC, TN; thence running with Foster's southerly line South 71° 45' 38" East 167 feet to an iron pin in the westerly margin of Kirk Avenue; thence running with the margin of Kirk Avenue, South 15° 50' 19" East 13.89 feet to the point of beginning, containing 0.664 acres, more or less, together with that triangular piece of property bordered on the East by the Right-of-Way of Kirk Avenue, on the West by the property conveyed to Marion Foster, of record in Book 6444, Page 282 and on the South by Lot 1, said triangular piece of land being sometimes referred to herein, as Tract 1A.

DEED REFERENCE:
BEING THE PROPERTY CONVEYED IN Trustee's Deed from David G. Mangum, Trustee to Dottie C. Spain, a widow, dated 06/03/2011, recorded in Instrument No. 20110608-0043883, in the Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Next State, Inc. by deed from Dottie C. Spain, an unmarried widow, dated August 15, 2011 of record in Instrument No. 20110823-0065155, said Register's Office.

This description was copied from the deed of trust being foreclosed on of record in Instrument No. 20110823-0065156.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

SUBJECT to potential state tax lien of previous owner, William James Harris, Jr. recorded June 6, 2005 in Instrument No. 20050606-0063849 against William M. Harris.

MAP/PARCEL: 070 09 0 138.00
PROPERTY ADDRESS: 2215 Kirk Avenue, Nashville, TN 37218 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 Grantee, her 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 Grantee 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 22nd day of March, 2012.

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 22nd day of March, 2012.

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 $49,517.89.

Affiant

Subscribed and sworn before me, this 22nd day of March, 2012.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-12

File #70097

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY