BILL GARRETT, Davidson County
Trans:T20120021307 DEEDTRS
Recvd: 03/23/12 13:22 3 pgs
Fees:18.00 Taxes:61.11
20120323-0024984

Name & Address of Owner for Tax Bills:
Clifford R. Simpson
6018 Hill Circle
Nashville, TN 37209

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

MAP/PARCEL: 103-01-0 104.01

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 25, 2003, recorded in Instrument No. 20030709-0094410, Register's Office for Davidson County, Tennessee, **Johnny Ray Hackney**, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was assigned by instrument of record in Instrument No. 20030728-0105840, said Register's Office; and

WHEREAS, by instrument dated February 7, 2012 of record in Instrument No. 20120209-0011758, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; 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, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, **David G. Mangum, Substitute 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*, 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 12:00 Noon**, in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Bridgestone Center, 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, Substitute 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.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, **David G. Mangum, Substitute Trustee**, offered said property for sale at public outcry and sold said property to **Clifford R. Simpson, married**, his heirs and assigns, for **$16,516.02**, 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, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Clifford R. Simpson, married,** (hereinafter referred to as Grantee), his heirs and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a stake and stone in the south boundary of the north branch of Hill Circle about 20 feet north of the reservoir, a common corner of lots 6 and 8 of Cowden sub-division, Section V, and running with this street North 80-30 W 100 feet to a stone; thence South 22-15 W 106.7 feet to a stake and stone on top of the hill; thence 162 feet to the beginning. Being the west part of lot 6 excluding the reservoir and being a part of a tract of land conveyed by John T. Lellyette to Lillian S. Cowden by deed of record in Register's Office for Davidson County, Tennessee, Book 505, page 506.

DEED REFERENCE:
BEING the same property conveyed to Johnny Ray Hackney and wife, Mary Elizabeth Hackney by deed from William B. Daniel and wife, Alice C. Daniel of record in Book 8027, page 938, said Register's Office.

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

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20030709-0094410, said Register's Office.

MAP/PARCEL: 103-01-0 104.01
PROPERTY ADDRESS: 6021 Hill Circle, Nashville, TN 37209 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, his 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, Substitute 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**, Substitute 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

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-21-2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,516.02.

Affiant

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

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-2012

#70336

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY