Remaining Acreage (56 + Acres), Claylick Road, Davidson County, TN

This Instrument Prepared By:

David M. Smythe
Smythe Puryear & Robertson
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

BILL GARRETT, Davidson County
Trans:T20120033743 DEEDTRS
Recvd: 05/08/12 09:24 3 pgs
Fees:18.00 Taxes:117.67
20120508-0039593

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Community Bank & Trust	Same	Map No. 2300
575 South Main Street		
Ashland City, Tennessee 37015		Parcel No. 1100

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,803.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2012.

Notary Public

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2015

WHEREAS, by Deed of Trust dated September 16, 2005 of record in Instrument No. 20051018-0125662, Register's office for Davidson County, Tennessee, Lonnie Siebe and wife, Meghan K. Siebe and Ralph L. Siebe and wife, Brenda K. Siebe, conveyed to Robert L. Perry, Jr., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20111222-0100267, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Tennessean, Davidson A.M. edition on January 13, 2012, January 20, 2012 and January 27, 2012; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 6th day of February, 2012, at 10:30 o'clock a.m. at the south front entrance of the Davidson County Courthouse, James Robertson Parkway, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, undersigned announced the postponement of this foreclosure sale pursuant to Tenn. Code Ann. §35-5-101 *et seq.* until Monday, May 7, 2012 at 10:00 a.m.; and

WHEREAS, at the time and place mentioned in said advertisement, as postponed, undersigned offered said property for sale at public outcry on May 7, 2012 at 10:30 o'clock a.m. to the last highest and best bidder for cash at which sale, Community Bank & Trust, being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty One Thousand Eight Hundred Three and no/100ths Dollars ($31,803.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Community Bank & Trust, the following real estate:

BEGINNING at an iron rod in the Northerly right of way of Claylick Road, thence with said right of way, North 48° 36' 50", 23.28 feet to an iron rod set; thence, continuing along said right of way, with a curve to the left having a delta angle of 004° 22' 10" a radius of 1,214.70 feet an arc length of 13,185.08 feet a chord bearing a North 50° 48' 29" West, and a chord length of 92.61 feet to an iron rod set; thence, leaving said right of way, North 24° 13' 59" East. 1,118.18 feet to an iron rod set; thence North 89° 47' 26" East, 1,518.87 feet to an iron rod set; thence, South 64° 05' 01" East, 365.46 feet to an iron rod set; thence, North 46° 13' 06" East, 345.18 feet to an iron rod set; thence, South 40° 16' 11" East, 1,749.11 Feet to an iron rod set; thence, South 03° 04' 10" West, 316.4 feet to an iron rod set; thence, North 76° 50' 54" West, 327.19 feet to an iron rod set; thence, South 12° 27' 15" West, 304.97 feet to an iron rod set; thence, South 20° 47' 21" West, 407.14 feet to an iron rod set; thence, South 23° 08' 02" West, 777.54 feet to an iron rod in the Northerly right of way of Claylick Road; thence with said right of way, North 65° 03' 31" West, 50.02 feet to an iron rod set; thence leaving said right of way, North 23° 08' 02" East, 643.53 feet to an iron rod set; thence, North 16° 01' 57" West, 171.03 feet to an iron rod set; thence, North 12° 16' 54" West, 142.38 feet to an iron rod set; thence, North 18° 11' 48" West, 395.85 feet to an iron rod set; thence, South 87° 47' 00" West, 281.3 feet to an iron rod set' thence, North 14° 08' 15" West, 15.89 feet to an iron rod set; thence, North 06° 37' 13" East, 54.17 feet to an iron rod set; thence, North 03° 30' 36" West, 54.99 feet to an iron rod set; thence, North 08° 06' 34" West, 119.99 feet to an iron rod set; thence, North 15° 03' 19" West, 130.98 feet to an iron rod set; thence, North 30° 08' 56" West, 157.2 feet to an iron rod set; thence, North 31° 30' 48" West, 108.85 feet to an iron rod set; thence, North 42° 10' 29" West, 145.83 feet to an iron rod set; thence, North 26° 23' 38" West, 84.17 feet to an iron rod set; thence, North 27° 19' 30" West, 154.59 feet to an iron rod set; thence, North 18° 05' 40" West, 89.08 feet to an iron rod set; thence, North 86° 41' 04" West, 798.56 feet to an iron rod set; thence, North 00° 12' 34" West, 402.12 feet to an iron rod set; thence, South 89° 47' 26" West, 795.89 feet to an iron rod set; thence, South 25° 47' 15" West, 1,042.70 feet to THE POINT OF BEGINNING, and containing 56.231 acres, more or less, as surveyed by Steve D. Delle RLS # 1710 on September 9, 2005 with Delle Land Surveying Company, Inc. Madison, Tennessee.

Being part of the same property conveyed to Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and wife, Brenda K. Siebe by Deed from Barbara

Luster Waller and Ronald B. Luster, Sr. of record in Instrument No. 20051018-0125660, Register's Office for Davidson County, Tennessee.

Being also part of the same property conveyed to Lonnie Siebe and Meghan K. Siebe, Trustee of the Siebe Living Trust by Deed of record in Instrument No. 20060106-0002060, said Register's Office.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances, if any, therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, dower, equitable rights or redemption, statutory right of redemption, marital share and all other exemptions and redemptive rights of every kind in the property in the Makers of said Deed of Trust and all persons claiming through and under said Makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Community Bank & Trust, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The real property being foreclosed was not owner-occupied residential property for purposes of Tenn. Code Ann. §35-5-117(g) and no notice of the right to foreclosure was required to be sent to Owner. Relief from the provisions of the automatic stay of 11 U.S.C. §362 was also obtained pursuant to an Agreed Order entered in the Middle District of Tennessee Bankruptcy Case No. 3:12-bk-00238 of Lonnie O. Siebe and Meghan K. Siebe, such order being entered on February 24, 2012, which expressly allowed the foreclosure of this property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 8th day of May, 2012.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 8th day of May, 2012.

Shelley L. Orr
Notary Public

My Commission Expires: March 3, 2015

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY