Name & Address of Owner for Tax Bills:
Douglas L. Lancaster
9368 Horton Highway
College Grove, TN 37046

BILL GARRETT, Davidson County
Trans:T20120051762 DEEDTRS
Recvd: 07/13/12 12:08 3 pgs
Fees:18.00 Taxes:637.21
20120713-0061752

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

MAP/PARCEL: 073 09 0 100.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 21, 2009, recorded by Instrument No. 20090424-0037269, Register's Office, Davidson County, Tennessee, **Ronald G. Brown, unmarried**, conveyed to Samuel F. Anderson, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 15, 2012 recorded in Instrument No. 20120615-0052887, 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 22 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 June 22, June 29, and July 6, 2012, stating that on Friday, July 13, 2012 at 12:00 Noon outside the entrance to the Register of Deeds Office for Davidson County located inside the Bridgestone Arena, formerly known as the Sommet Center, 501 Broadway, 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 **Douglas L. Lancaster**, his heirs and assigns, for **$172,219.64**, 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 **Douglas L. Lancaster,** (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:

Being Lot No. 116 on the Plan of Section II, Burchwood Gardens of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said legal description is incorporated herein by reference the same as if copied fully herein verbatim.

DEED REFERENCE:
Being the same property conveyed to Ronald G. Brown, unmarried by deed from Douglas Lancaster, unmarried of record in 20090424-0037268, said Register's Office.

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

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20090424-0037269, said Register's Office.

MAP/PARCEL: 073 09 0 100.00
PROPERTY ADDRESS: 1827 Welcome Lane, Nashville, TN 37216 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 13th day of July, 2012.

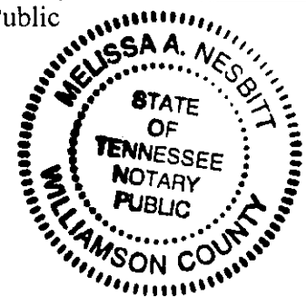
David G. Mangum, Substitute Trustee

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 13th day of July, 2012.

Melissa A. Nesbitt
Notary Public



My Commission Expires: 11-21-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $172,219.64.

Affiant

Subscribed and sworn before me, this 13th day of July, 2012.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-12

DGM File #71365

