Name & Address of Owner for Tax Bills:
James G. Barrett, Jr.
c/o Investors Service Company
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20120067303 DEEDTRS
Recvd: 09/07/12 12:09 4 pgs
Fees:23.00 Taxes:337.59
20120907-0081301

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

MAP/PARCEL: 054-13-0 045.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 27, 2008, recorded in Instrument No. 20080904-0090564, Register's Office, Davidson County, Tennessee, **Kelly S. Barnes, unmarried**, 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 29 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 August 10, August 17, and August 24, 2012 stating that on **Friday, September 7, 2012 at 12:00 Noon**, 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, I, David G. Mangum, Substitute Trustee, did give proper notice to the Department of the Treasury, Internal Revenue Service, by letter dated August 3, 2012, giving notice of this non-judicial sale and subsequent receipt of reply from the Internal Revenue Service dated August 6, 2012, thereby complying with the provisions of Section 7425 of the Internal Revenue Code of 1986, a copy of said letter stamped received by the Internal Revenue Service is attached to this Substitute Trustee's Deed; and

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 **James G. Barrett, Jr.**, his heirs and assigns, for **$91,239.47**, 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 **James G. Barrett, Jr.,** (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. 4 in R.D. Stanford's Subdivision of Lot No. 16, Section 1, of the Dabbs and Elliott Tract at Dupontonia, Old Hickory, Tennessee, and recorded in Book 843, Page 79, Register's Office for Davidson County, Tennessee.

Fronting 85 feet on the south side of Pitts Avenue and running back between parallel lines 314.7 feet on the westerly side and 305 feet on the easterly side to a dead line, and fronting 70 feet on the said dead line.

DEED REFERENCE:
Being the same property conveyed to Michael G. Barnes and wife, Kelly S. Barnes as tenants by the entirety by Quitclaim Deed from Donna C. Pionk, Trustee of record in Instrument No. 20040812-0097406, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Kelly S. Barnes by quitclaim deed from Michael G. Barnes of record in Instrument No. 20080904-0090563, Register's Office for Davidson County, Tennessee.

This description was copied from the deed of trust being foreclosed on of record in Instrument No. 20080904-0090564.

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

MAP/PARCEL: 054 13 0 045.00
PROPERTY ADDRESS: 3253 Lakeshore Drive, Old Hickory, TN 37138 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 7th day of September, 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 7th day of September, 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 $91,239.47.

Affiant

Subscribed and sworn before me, this 7th day of September, 2012.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 11-21-12

File #71417

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

David G. Mangum
Attorney at Law

David G. Mangum
Attorney

Kellie Riley
Bankruptcy Specialist

Chrissy de Pool
Bankruptcy Assistant

2303 Franklin Road -- Nashville, TN 37204
Telephone (615) 255-8690
Facsimile (615) 255-2766
davidmangum@davidmangum.com

Missy Nesbitt
Foreclosure/Recovery Coordinator

Emily Schmit
Accounts Receivable

Kay Farmer
Special Projects

August 3, 2012

Via Certified Mail - Return Receipt Requested
Internal Revenue Service
Area Director -- Compliance
Attn: Technical Support
801 Broadway, MDP 53
Nashville, TN 37203

Re: **Notice of Non-Judicial Sale**
Taxpayer: Kelly S. Barnes
Identifying Number: xxx-xx-2152

Dear Sir/Madam:

Enclosed please find a Notice of Federal Tax Lien filed against the above taxpayer, of record in Instrument No. 20091012-0094538, Register's Office of Davidson County, TN.

Enclosed you will also find a Notice of Trustee's Sale pertaining to certain real property owned by Kelly S. Barnes with a property address of 3253 Lakeshore Drive, Old Hickory, TN 37138, to be sold on Friday, September 7, 2012 at 12:00 Noon, by the undersigned as Trustee, pursuant to the terms and provisions of that certain Deed of Trust described in said foreclosure notice, a copy of which is attached.

Grassland Financial Services, LLC, beneficiary under said Deed of Trust, has a principal obligation of $90,000.00 on the subject property, plus accrued interest through date of sale. It is estimated that the foreclosure expenses pertaining to each sale will be in the approximate amount of $2,500.00.

Other interested parties include: Davidson County Trustee – 2011 delinquent property taxes and R. Warren Construction, Inc.

Very truly yours,

David G. Mangum

DGM/mn
Attachments: Notice of Trustee's Sale
Notice of Federal Tax Lien
Deed of Trust
File #63678

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [Kelly Barnes] C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7010 3090 0000 1131 7326

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540