BILL GARRETT, Davidson County
Trans:T20120075167 DEEDTRS
Recvd: 10/03/12 15:41 2 pgs
Fees:12.00 Taxes:0.00
20121003-0090669

This Instrument Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, Tennessee 37204

MAP/PARCEL: 073 09 0 100.00

CANCELLATION AND RESCISSION OF FORECLOSURE SALE AND TRUSTEE'S DEED AND RESTORATION OF RECORD

WHEREAS, Ronald G. Brown, unmarried, executed a Deed of Trust dated April 21, 2009 to Samuel F. Anderson, Trustee, of record in Instrument No. 20090424-0037269, Register's Office for Davidson County, Tennessee to secure certain indebtedness to Douglas Lancaster; and

WHEREAS, default occurred on the indebtedness secured by the Deed of Trust and David G. Mangum was appointed Substitute Trustee by an instrument of record in Instrument No. 20120615-0052887, said Register's Office, with the power given to Trustee as stated in said Deed of Trust; and

WHEREAS, as a result of certain defaults under the indebtedness secured by the Deed of Trust, David G. Mangum, in his capacity as Substitute Trustee, caused to be published a Foreclosure Sale Notice, entitled "Substitute Trustee's Sale", which set the Foreclosure Sale for July 13, 2012 at 12:00 Noon outside the Registers of Deeds Office at the Bridgestone Arena in Nashville, Davidson County, Tennessee; and

WHEREAS, after the Foreclosure Sale, David G. Mangum, in his capacity as Substitute Trustee, became aware of additional information involving Ronald G. Brown that had an impact on the foreclosure proceeding; and

WHEREAS, in order to restore the Register's record back to its previous position prior to the Foreclosure Sale, by this Instrument, David G. Mangum, Substitute Trustee, hereby gives notice that the Foreclosure Sale and the execution and recording of the Substitute Trustee's Deed, of record in Instrument No. 20120713-0061752, Register's Office of Davidson County, Tennessee, is hereby cancelled and rescinded; and that David G. Mangum, as Substitute Trustee, hereby cancel and rescind the Substitute Trustee's Deed and give notice that the Substitute Trustee's Deed is of no further force and effect as of the date and time of its execution and recording; and David G. Mangum, as Substitute Trustee, hereby give notice and restore the Register's record as if the Foreclosure Sale and subsequent recording of the Substitute Trustee's Deed had not occurred and reinstate the Deed of Trust as it existed prior to the Foreclosure Sale.

IN WITNESS WHEREOF, David G. Mangum, Substitute Trustee, execute this Instrument effective the 3rd day of October, 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, with whom I am personally acquainted, (or proved to me on satisfactory evidence), and who, upon oath, acknowledged himself to be Substitute Trustee, the within named bargainor, that he as such Substitute Trustee, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 3rd day of October, 2012.

Melissa A Nesbitt
Notary Public

My Commission Expires: 11-21-2012

