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

BILL GARRETT, Davidson County
Trans:T20120084992 DEEDTRS
Recvd: 11/06/12 16:01 4 pgs
Fees:23.00 Taxes:663.12
20121106-0102592

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 26 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 October 12, October 19, and October 26, 2012, stating that on Tuesday, November 6, 2012 at 3:45 p.m. 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, I, David G. Mangum, Substitute Trustee, did give proper notice to the Department of the Treasury, Internal Revenue Service, by letter dated October 4, 2012, giving notice of this non-judicial sale and subsequent receipt of reply from the Internal Revenue Service dated October 10, 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, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Douglas L. Lancaster**, his heirs and assigns, for **$179,222.97**, 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 6th day of November, 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 6th day of November, 2012.

Melissa A. Nesbitt
Notary Public



My Commission Expires: 10-23-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $179,222.97.

Affiant

Subscribed and sworn before me, this 6th day of November, 2012.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-16

DGM File #71365



David G. Mangum
Attorney at Law

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David G. Mangum
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Kellie Riley
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Missy Nesbitt
Foreclosure/Recovery Coordinator

Emily Schmit
Accounts Receivable

Kay Farmer
Special Projects

October 4, 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: Ronnie Brown
Identifying Number: xxx-xx-4539

Dear Sir/Madam:

Enclosed please find a Notice of Federal Tax Lien filed against the above taxpayer, of record in Instrument No. 20100604-0043326, Register's Office of Davidson County, TN.

Also enclosed you will find a Notice of Substitute Trustee's Sale pertaining to certain real properties owned by Ronald G. Brown with a property address of 1827 Welcome Lane, Nashville, TN 37216, to be sold on Tuesday, November 6, 2012 at 3:45 p.m., by the undersigned as Substitute Trustee, pursuant to the terms and provisions of that certain Deed of Trust described in said foreclosure notice, a copy of which is attached.

Douglas Lancaster, beneficiary under said Deed of Trust, has a principal obligation of $160,000.00 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: Rent-A-Center.

Very truly yours,

David G. Mangum

DGM/mn
Attachments: Notice of Substitute Trustee's Sale
Notice of Federal Tax Lien
Deed of Trust
File #71365

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:

Area Director
Compliance
Attn: Technical Support
801 Broadway, MDP 53
Nashville, TN 37203

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible]
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

2 7010 3090 0000 5460 6593 Lancaster/Brown

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