BILL GARRETT, Davidson County
Trans:T20120097309 DEEDTRS
Recvd: 12/20/12 09:07 3 pgs
Fees:17.00 Taxes:0.00
20121220-0117259

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
Farm Credit Services of Mid-America, FLCA 815 South Church Street, Suite 100 MURFREESBORO, TN 37130	Same	Map & Parcel 02300016300

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 20, 2001, of Record in Instrument No. 20010924-0102984, Register's Office of Davidson County, Tennessee, JASON CHRISTOPHER JONES, MARRIED, AND HIS WIFE, RENEE JONES, conveyed to T. MIKE ESTES, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on November 13, 2012, at on or about 10:30 a.m. at the South main door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to FARM CREDIT SERVICES OF MID-AMERICA, FLCA (hereinafter referred to as "Grantee") for the sum of $24,200.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Grantee, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, having been appointed Substitute Trustee of record in Instrument No. 201203290026797, Register's Office of Davidson County, Tennessee, does hereby grant, bargain, sell and convey to the said Grantee, his/her/its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Davidson County, State of Tennessee, to-wit:

LAND in the 1st Councilmanic District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin (old) in the westerly margin of Crocker Springs Road, the southeast corner of a tract of land which belongs to David R. Settles, having a deed reference in Deed Book 7983, page 570, R.O.D.C., TN the northeast corner of this tract and continuing with the margin of Crocker E, 24.12 feet to an iron pin to an iron pin (old); thence, S (old); thence with a curve to the distance of 205.15 feet, and a chord bearing of S 29 deg. 24' 12" E, 204.68 feet to an iron pin (old), in the westerly margin of Crocker Springs Road; thence with a new line, as follows: S 00 deg. 33' 08" W, 197.94 feet to an iron pin (new); thence, S 36 deg. 46' 02" E, 495.92 feet to an iron pin (new); thence, S 39 deg. 02' 06" W, 175.93 feet to an iron pin (new); thence, S 72 deg. 40' 31" W, 193.37 feet to an iron pin (new); thence, N 24 deg. 16' 00" W, 354.64 feet to an iron pin (new), thence, N 10 deg. 07' 43" W, 380.59 feet to an iron pin (new); thence, N 46 deg. 39' 48" W, 153.85 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to David R. Settles, thence, N 43 deg. 20' 12" E, 297.38 feet to the point of beginning, containing 5.70 acres, more or less, and shown as Tract 4, as surveyed by Steven E. Artz, dated May 21, 2001, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172.

Being the same property conveyed to Jason Christopher Jones, married, by virtue of a deed from Anthony H. Meyers and D. Scott Parsley, dated September 20, 2001, and recorded in Instrument No. 20010924-0102983, Register's Office for Davidson County, Tennessee.

RENEE JONES joined in the Deed of Trust to relinquish any and all right, especially marital rights, in and to said property by virtue of her marriage to Jason Christopher Jones, but she is in no way obligated on the indebtedness secured by said Deed of Trust.

Property address: 2249 Crocker Springs Road, Goodlettsville, TN 37072. In the event of any discrepancy between the property address and the legal description, the legal description shall control. The above description is taken from prior deed of record.

Subject to any unpaid taxes, prior liens, easements and restrictions. Grantee will be responsible for payment of all back taxes and rollback taxes, if any. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee his/its heirs, successors and assigns, in fee simple forever, to whom the said BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Substitute Trustee, but not further or otherwise. The Substitute Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

If applicable, the notice requirements of Tennessee Code Annotated 35-5-117 have been met.

IN WITNESS WHEREOF, the said BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, has hereunto set his hand and seal on December 18, 2012.

BRUCE N. OLDHAM
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

On December 18, 2012 before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, BRUCE N. OLDHAM, as Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this day and year above written.

NOTARY PUBLIC
My Commission Expires: 5/25/2014

RACHEL L. BUDDARTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $24,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. GRANTEE IS A TAX EXEMPT FEDERAL INSTRUMENTALITY.

BRUCE N. OLDHAM

SUBSCRIBED and sworn to before me on December 18, 2012.

NOTARY PUBLIC
My Commission Expires: 5/25/2016

