Name and address of New Owner:
First State Bank
P.O. Box 733
Union City, TN 38261

BILL GARRETT, Davidson County
Trans:T20130022788 DEEDTRS
Recvd: 03/20/13 12:14 3 pgs
Fees:18.00 Taxes:229.40
20130320-0027649

Send Tax Bills:
First State Bank
P.O. Box 733
Union City, TN 38261

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

MAP/GROUP/PARCEL: **113 14 0 A 002.00**
PROPERTY ADDRESS: **7601 Chipmunk Lane, Nashville, TN 37221**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 22, 2008, filed of record in Instrument No. 20080826-0087539, Register's Office, **Davidson County**, Tennessee, **Kirk Estes and Patricia Estes**, conveyed to John C. Clark, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 4, 2013 and recorded in Instrument No. 20130213-0014771, 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 27 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 22, March 1, and March 8, 2013 stating that on **Wednesday, March 20, 2013 at 12:00 Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 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, 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, if applicable; 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 **First State Bank**, a banking institution, its successors and assigns for **$62,000.00**, 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 **First State Bank**, a banking institution, (hereinafter referred to as Grantee), its successors and assigns, the following described property in **Davidson County**, to wit:

> LAND in Davidson County, Tennessee, being Lot 2, Deer Wood Estates, as shown on plat of record in Plat Book 5200, Page 220, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> DEED REFERENCE:
> BEING the same property conveyed to Kirk Estes and wife, Patricia Estes by deed from Christina Ynares Tallent and husband, Marion Tallent of record in 20080826-0087538, Register's Office for Davidson County, Tennessee.
>
> **SUBJECT to** any and all existing easements, setback lines and restrictive covenants of record in said Register's Office; including but not limited to Restrictive Covenants of record in Book 5525, Page 600 and Book 10033, Page 80; Master Deed of record in Book 5525, Page 603; By-Laws of record in Book 10036, Page 493; All Matters on the Plan of record in Book 5200, Page 220, Easement of record in 20020319-0034169, said Register's Office.
>
> This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20080826-0087539, said Register's Office.
>
> TAX MAP-PARCEL NO.: 113 14 0 A 002.00
> PROPERTY ADDRESS: 7601 Chipmunk Lane, Nashville, TN 37221 as shown on the records 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 prior liens or encumbrances against said real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors 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 20th day of March, 2013.

David G. Mangum, Substitute Trustee

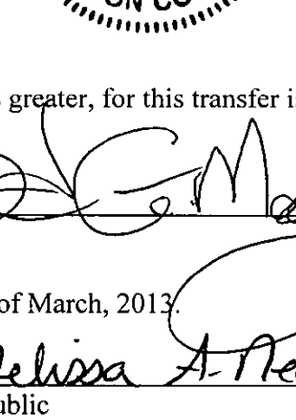
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 20th day of March, 2013.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-2016



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$62,000.00**.

Affiant

Subscribed and sworn before me, this 20th day of March, 2013.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-2016

DGM File #71735