BILL GARRETT, Davidson County
Trans:T20130032233 DEEDTRS
Recvd: 04/19/13 08:57 4 pgs
Fees:23.00 Taxes:370.00
20130419-0038982

Prepared by: T. Larry Edmondson, Attorney at Law
800 Broadway, 3rd Floor
Nashville, TN 37203

| GRANTEE'S ADDRESS: | MAIL TAX BILL: | INSTRUMENT NO.: |
|---|---|---|
| RALPH W. MELLO, AND LINDA M. MELLO | SAME | 20101007-0080529 |
| 6316 Laurelwood Dr. Brentwood, TN 37027 | | Map 178 Parcel 9 |

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Fred M. Medwedeff and Carolyn Gothard, husband & wife, executed a certain Deed of Trust conveying to FMLS, INC., Trustee's, the real estate hereinafter described to secure the repayment of an indebtedness in the original principal amount of Three-Hundred and Sixty-Thousand Dollars ($360,000.00), said Deed of Trust being recorded in Instrument No. 2005-0808-0093622, in the Register's office of Davidson County, Tennessee; said Deed of Trust being assigned to Ralph W. Mello and Linda M. Mello, husband & wife, of record in Instrument No. 20101007-0080528 R.O.D.C.

WHEREAS, said Trustee has refused to act; and

WHEREAS, by virtue of appointment of Substitute Trustee, of record in Instrument No. 20101007-0080529, in the Register's Office of Davidson County, Tennessee **T. Larry Edmondson** of Nashville, Davidson County, Tennessee was appointed Substitute Trustee; and

WHEREAS, default having been made in the payment of the indebtedness secured by the Deed of Trust, the undersigned pursuant to the request of the owner and holder of said indebtedness, and under and by virtue of the powers vested in said Substitute Trustee By the Deed of Trust, advertised the sale of the real estate as required by law and the terms of said Deed of Trust on November 5th, 2010, November 12th, and November 19th, in the Tennessean Newspaper free from the equities of redemption, dower and homestead, and for the purpose of paying said indebtedness; and

WHEREAS, pursuant to said advertisement on Wednesday, December 1st, 2010, at 10:00 a.m. at the front door of the Davidson County Courthouse, Nashville, Tennessee, **T. Larry Edmondson, Substitute Trustee,** offered for sale at public outcry to the highest bidder the real estate hereinafter described for cash, and in bar of the equities of redemption, dower, and homestead as provided by said Deed of Trust, subject to the right of redemption by the State of Tennessee pursuant to that instrument of record in Instrument Number 20101007-0080529, R.O.D.C., notice having been given the State of Tennessee in accordance with Tennessee Statute.

Where RALPH W. MELLO AND WIFE LINDA M. MELLO, (hereinafter the "Grantees") being the highest and best bidder became the purchaser of said Real Estate at a price of $ 100,000.00.

**NOW THEREFORE, IN CONSIDERATION,** of the premises, **T. Larry Edmondson, Substitute Trustee** does hereby sell, transfer ad convey unto Ralph W. Mello and Linda M. Mello, husband and wife, successors and assign, forever in fee simple the following described real estate:

LOCATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE:

**A tract of land situated in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:**

**Beginning at an iron pin found in the easterly right-of-way line of State Highway 96 at the northwest corner of that parcel of land conveyed to Joe E. Clifton Et UX of record in Deed Book 4764, Page 152, R.O.D.C., Tennessee;**

**Thence, with the easterly right-of-way line of State Highway 96, N 01° 57' 00" F, 75.88 feet;**

**Thence, with said right-of-way, N 07° 31' 00" W, 771.39 feet;**

**Thence, with said right-of-way, N 34° 47' 00" E, 228.32 feet to a concrete monument found;**

**Thence, with said right-of-way, N 35° 15' 00" W, 20.00 feet to a point in the center line of Old Harding Road;**

**Thence, with the center line of said road N 33° 12' 07" E, 312.56 feet;**

**Thence, with the center line of said road, N 26° 38' 53" E, 61.55 feet;**

**Thence with the center line of said road, N 13° 05' 09" E, 63.27 feet;**

**Thence, with the southerly line of the South Harpeth Church of Christ, N 60° 25' 18" E, 174.13 feet;**

**Thence, with the southerly line of the South Harpeth Church of Christ, N 33° 17' 51" E, 265.00 feet;**

**Thence crossing the South Harpeth River N 82° 36' 05" E, 411.23 feet to a point in a rock wall;**

**Thence with said rock in wall N 82° 20' 21" E, 351.00 feet;**

**Thence with said rock in wall S 72° 41' 24" E, 511.50 feet; to an iron pin set;**

**Thence, with a common line of that parcel of land conveyed to W.C. Adams of record in Deed Book 7065, Page 193, R.O.D.C., Tennessee S 13° 10' 56" E, 390.18 feet to a point in a rock bluff;**

**Thence, with a common line of said conveyance to Adams, S 38° 25' 32" E, 610.50 feet to an iron pin found;**

**Thence with the southerly line of that parcel of land conveyed to Charles Y. Morrison of record in Deed Book 5747, Page 810, R.O.D.C., Tennessee, S 68° 40' 32" E, 559.04 feet to an iron pin found;**

**Thence with the northerly line of that parcel of land conveyed to Francis R. Toline of record in Deed book 7256, Page 818, R.O.D.C., Tennessee and the northerly line of the aforesaid conveyance to Clifton, N 88° 12' 09" W, 2720.24 feet to the point of beginning and containing 91.647 acres of land according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee. The description is the same as the previous deed of record.**

**Being the same property conveyed to Fred M. Medwedeff by warranty deed from the heirs of the Estate of Olivia Groves Cunningham (Kenneth Groves, Wayne Groves, and Fred Cunningham) of record in Book 8332, Page 346, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Fred M. Medwedeff by warranty deed form the heirs of the Estate of Carolyn Payne Gothard (Carol Lynn Gothard) Instrument #20090629-0060430, Register's office for Davidson County, Tennessee.**

Subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

The street address of the above described property is believed to be 9646 New Highway 96 West, Franklin, TN 37064, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control. Interested parties: Ralph W. Mellow and Linda M. Mellow.

**EXECUTED** this 3rd day of February, 2011.

T. Larry Edmondson, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. Larry Edmondson, Substitute Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 3rd day of February, 2011.

JESSICA J. CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/13/2014.




STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 108,000.00.

AFFIANT

Sworn and subscribed before me this 3rd day of February, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 3, 2014.