Prepared by: Glenn Cox, Atty., P.O. Box 1121, Columbia, TN 38402 -- (931) 388-3215

Person or Agency responsible for payment of taxes:

Ascend Federal Credit Union
520 Airpark Drive
PO Box 1210
Tullahoma, TN 37388

New Owner Name and Address:

Ascend Federal Credit Union
520 Airpark Drive
PO Box 1210
Tullahoma, TN 37388

BILL GARRETT, Davidson County
Trans:T20130033923 DEEDTRS
Recvd: 04/25/13 09:52 3 pgs
Fees:17.00 Taxes:0.00
20130425-0041041

TRUSTEE'S DEED

GLENN L. COX, SUBSTITUTE TRUSTEE

TO: ASCEND FEDERAL CREDIT UNION

WHEREAS, by Deed of Trust, dated January 8, 2007, of record in the Register's Office of Davidson County, Tennessee, and recorded in Instrument No. 20070109-0003820, Mark Phillip Lunsford, unmarried, conveyed to Caren C. Gabriel, Trustee, a certain tract or parcel of land in Old Hickory, County of Davidson, State of Tennessee. Glenn L. Cox was appointed Substitute Trustee of record in the Register's Office of Davidson County, Tennessee, and recorded in Instrument No. 20130124-0007951. The property is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of King Court Subdivision, Section Three, as of record in Plat Book 7900, page 958, amended in Book 9705, page 672 and Book 10159, page 42, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.
>
> Being the same property conveyed to Mark Phillip Lunsford by deed of record in Instrument No. 20060515-0056991, Register's Office for Davidson County, Tennessee, and originally in Instrument No. 20020701-0079078, Register's Office for Davidson County, Tennessee.
>
> Map Reference: 19-053.16-0-178.00. Property address is 630 Kings Way Drive, Old Hickory, TN 37138.

WHEREAS, said Deed of Trust was executed to secure the payment of the indebtedness therein described, which indebtedness was represented by a note of even date with such Deed of Trust, payable in monthly installments; and said Note providing that the entire principal sum and accrued interest will become payable without notice in the event of default in the payment of said installments; and

WHEREAS, default was made in the payment of said installments and such default was not made good, and the owner of the indebtedness declared the entire balance of said indebtedness due and payable; and

WHEREAS, demand was made upon me as Substitute Trustee by the owner of the indebtedness to foreclose said Deed of Trust in accordance with the terms and provisions therein contained; and acting pursuant to the power and authority vested in me by said Deed of Trust, I did advertise the sale of said property in *The Davidson AM Section of The Tennessean* on March 8, 2013; March 15, 2013; and March 22, 2013, according to the terms and provisions of said Deed of Trust, and according to law, and did on April 19,

2013, at the Register of Deeds Office, Northwest Entrance, 6th and Broadway, Nashville, Davidson County, Tennessee, offer for sale at public outcry to the highest and best bidder for cash in hand, free from the equity of redemption, homestead and dower, and all other equities, the property hereinabove described, when Ascend Federal Credit Union became the purchaser of the property for the sum of One Hundred Nineteen Thousand Seven Hundred Seventy Dollars and 26/100, ($119,770.26) that being the highest, last and best bid.

NOW, THEREFORE, I, the undersigned, as Substitute Trustee, in consideration of the premises, acting pursuant to the power and authority vested in me by the said Deed of Trust, do hereby transfer and convey the property hereinabove described, unto Ascend Federal Credit Union, its successors or assigns.

TO HAVE AND TO HOLD the said property hereinabove described, together with all the appurtenances belonging to Mark Phillip Lunsford, unmarried, I do hereby transfer and assign unto Ascend Federal Credit Union, its successors and assigns, all the rights, benefits and protection of the covenants and warranties contained in the said Deed of Trust, but as Substitute Trustee only and not otherwise.

The proceeds of the sale, less expenses of the sale, have been applied toward the payment of said indebtedness in compliance with the terms of the Deed of Trust.

WITNESS my hand this the 23rd day of April, 2013.

Glenn L. Cox, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, a Notary Public in and for said County and State, the above named Glenn L. Cox, 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 above instrument for the purposes therein contained.

Witness my hand and seal at office in Columbia, Tennessee, this the 23rd day of April, 2013.

NOTARY PUBLIC

TRACY KITTRELL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires:

1-19-16

GRANTEE IS A FEDERALLY CHARTERED CREDIT UNION AND IS EXEMPT FROM THE PAYMENT OF TRANSFER TAX PURSUANT TO 12 UNITED STATES CODE SECTION 1768.

0101632445

Affidavit of Publications

Newspaper: THE TENNESSEAN / DAVIDSON

State Of Tennessee

TEAR SHEET ATTACHED

Account Number: 550461

Advertiser: GLENN COX

RE: Mark Lunsford

I, V Perry **Sales Assistant** for the above mentioned newspaper, hereby certify that the attached advertisement appeared in said newspaper on the following dates:

3/8/2013 3/15/2013 3/22/2013 V Perry

Subscribed and sworn to me this 22 day of March, 2013

Lela Bates

NOTARY PUBLIC

LELA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5/5/15