BILL GARRETT, Davidson County
Trans:T20130046756 DEEDWARR
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Fees:18.00 Taxes:122.10
20130605-0056774

This Instrument Prepared By:
Jonathan R. Vinson, Attorney
P.O. Box 686
Clarksville, TN 37041-0686

FORECLOSURE DEED

JONATHAN R. VINSON, TRUSTEE
to
F&M REAL ESTATE TRANSFER CORPORATION

Name of New Owner and Address of Property:	F&M Real Estate Transfer Corporation 555 North Dupont Avenue #D76 Madison, TN 37115 M/P 043-10-0B-076.00
Name/Address of Entity Responsible for Property Taxes:	F&M Real Estate Transfer Corporation 50 Franklin Street Clarksville, TN 37040

On July 30, 2008, by Deed of Trust placed of record on August 1, 2008 at 11:25 a.m., in Instrument number 20080801-0079118, in the office of the Register of Deeds for Davidson County, Tennessee, (the "Deed of Trust"), Joshua Allen Stahl (the "Mortgagor") conveyed to Jonathan R. Vinson, Trustee, (the "Trustee") the hereinafter described real estate, to secure the payment of a promissory note as described therein (the "Note"), payable to the order of F&M Bank f/k/a Farmers and Merchants Bank (the "Holder").

The Deed of Trust provided that in the event of default in the payment of the Note, when due, then the entire balance of the Note shall, at the option of the Holder, become due and payable immediately; and, default having been made and continued in the payment of the Note, the Holder of the Note, has declared the entire balance of the Note due and payable as provided in the Deed of Trust. The Holder, in accordance with the terms and conditions of the Deed of Trust, has instructed the Trustee to foreclose the lien of the Deed of Trust.

The undersigned, did advertise by notice in the Davidson A.M., a newspaper of general circulation in Davidson County, Tennessee, with notices published on May 3, 2013, May 10, 2013, and May 17, 2013 that said sale would be held on Friday, May 24, 2013 at 11:00 a.m., prevailing time, at the front door of the Davidson County Register of Deeds, 501 Broadway Nashville, Tennessee.

The sale was held according to the terms, conditions and provisions of the notice as given, and F&M Real Estate Transfer Corporation, the Grantee and hereafter called the "Grantee", was the highest and best bidder for cash, bidding the sum of Thirty Three Thousand and 00/Dollars ($33,000.00).

NOW THEREFORE, the undersigned as Grantor and hereafter called the "Grantor", does hereby bargain, sell, transfer and convey unto the Grantee, F&M Real Estate

Transfer Corporation, the Grantee's successors and assigns forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

BEING Unit No. D-76, Phase Two Madison Park Condominiums, as shown in the Master Deed of record in Book 5462, Page 614, corrected in Book 5608, Page 551, and amended in Book 8014, Page 416, (deed of record in Book 10042, Page 854 erroneously refers to plan of record in Book 5414, Page 743), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING all of the same property conveyed to Joshua Allen Stahl, a single person by Warranty Deed from Dwight T. Leath and wife, Darlene Carol Leath, dated July 30, 2008, of record in Instrument No. 20080801-0079117, Register's Office for Davidson County, Tennessee.

Said sale will be held subject to (1) all accrued taxes; (2) all matters, terms and conditions set forth in Plat Book 5200, Page 179, Register's Office for Davidson County, Tennessee; (3) Master Deed establishing a Horizontal Property Regime of Madison Park of record in Book 5462, Page 614 and as amended in Book 5608, Page 551 and in Book 8014, Page 416, Register's Office for Davidson County, Tennessee; (4) rights of tenants in possession under unrecorded leases, which would take priority to the Deed of Trust under which the above-described sale is conducted; (5) all matters on a recorded plan, restrictive covenants, easements, or setback lines that may be applicable; (6) any matters, liens or encumbrances as well as any priority created by a fixture filing, which would take priority to the Deed of Trust under which the above-described sale is conducted; and, (7) any matter that an accurate survey of the property would show.

THE WARRANTIES made herein by the Grantor are made in the Grantor's representative capacity and not otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto affixed the Grantor's signature on this the 24th day of May, 2013.

GRANTOR:

JONATHAN R. VINSON, Trustee

By: _____
JONATHAN R. VINSON,
Trustee

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

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

WITNESS MY HAND, at office, this the 24th day of May, 2013.

SHARON S. BOOTH NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

Notary Public Seal

My Commission Expires: 11-17-15

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $33,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 24th day of May, 2013.

SHARON S. BOOTH NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

Notary Public Seal

My Commission Expires: 11-17-15