THIS INSTRUMENT PREPARED BY:
R. Eric Thornton
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 39541

BILL GARRETT, Davidson County
Trans:T20130047890 DEEDTRS
Recvd: 06/07/13 14:51 4 pgs
Fees:22.00 Taxes:0.00
20130607-0058334

**SUBSTITUTE TRUSTEE'S DEED**

This instrument made and entered into as and for the 4th day of June, 2013, by and between R. ERIC THORNTON, Substitute Trustee, party of the first part and FARM CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, party of the second part;

**WHEREAS**, by Deed of Trust dated March 20, 2001, of record in Instrument #20010322-0027709, in the Register's Office of Davidson County, Tennessee, RALPH GRAHAM and wife, DEENA GRAHAM, conveyed to T. Mike Estes, Trustee, the hereinafter described real estate, to secure a promissory note of even date therewith in the principal amount of ONE HUNDRED THIRTY-SIX THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS ($136,800.00); and

**WHEREAS**, R. ERIC THORNTON was appointed Substitute Trustee by the instrument of record in Instrument No. 20130226-0018848, in the Register's Office of Davidson County, Tennessee;

**WHEREAS**, default was made in the payment of said note, and the holder thereof directed the Substitute Trustee to sell said property; and, as provided by said Deed of Trust, the Substitute Trustee did advertise the time, place and terms thereof in The Tennessean having general circulation in Davidson County, Tennessee, and published in said County, once a week for three weeks prior to said sale, to-wit: on May 10, 2013, and the following two weeks, and said advertisement in all respects complied with requirements of the power of sale contained in said Deed of Trust, on the 4th day of June, 2013, at 10:00 AM Uniform Standard Time, within the legal hours, the Trustee offered said property for sale, at the Davidson County Courthouse, located at 1 Public Square, Nashville, Tennessee, and, after receiving competitive bids, sold said property to the said FARM CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, at the price of THIRTY-THREE THOUSAND FOUR HUNDRED AND 00/100 DOLLARS ($33,400.00) this being the highest and best bid.

**NOW, THEREFORE,** the said R. ERIC THORNTON, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the aforesaid sum, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto

the said FARM CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, its successors and assigns, a certain tract or parcel of land as follows:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of River Road, being Lot No. 19 of Map A which is attached to Affidavit of for Reference to Record of record in Book 11001, Page 983, and further being shown as Lot No. 18 on the Final Plat River Road Estates of record as Instrument No. 20010424-0040684, both in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set in the westerly margin of River Road at the southeast corner of Leo E. Demoss of record in Deed Book 4626, Page 119, R.O.D.C.; thence with said margin, South 43 degrees 13 minutes 45 seconds East 80.19 feet to an iron pin set; thence leaving said River Road with Lot 18 (now Lot 17), South 81 degrees 48 minutes 13 seconds West 1334.50 feet to an iron pin set; thence South 03 degrees 35 minutes 41 seconds East 335.79 feet to an iron pin set; thence South 76 degrees 30 minutes 08 seconds West 111.96 feet to an iron pin set; thence South 80 degrees 00 minutes 43 seconds West 489.33 feet to an iron pin set; thence South 00 degrees 45 minutes 15 seconds East 186.17 feet to an iron pin set; thence South 86 degrees 21 minutes 21 seconds West 162.41 feet to an iron pin set; thence South 24 degrees 38 minutes 07 seconds West 175.75 feet to an iron pin set; thence North 78 degrees 36 minutes 39 seconds West 189.24 feet to an iron pin set in the easterly line of Randolph, North 11 degrees 23 minutes 21 seconds East 160.58 feet to an iron pin set; thence with David Lee Snyder of record in Deed Book 6157, Page 236, R.O.D.C.; North 45 degrees 20 minutes 22 seconds West 172.96 feet to an iron pin set; thence leaving Snyder with Lot 20, North 80 degrees 00 minutes 43 seconds East 682.73 feet to an iron pin set; thence with Lot 21 North 80 degrees 00 minutes 43 seconds East 318.80 feet to an iron pin set; thence North 76 degrees 30 minutes 08 seconds East 73.49 feet to an iron pin set; thence North 03 degrees 35 minutes 41 seconds West 353.04 feet to an iron pin set in the southerly line of Richard L. Davis of record in Deed Book 5013, Page 804, R.O.D.C.; North 81 degrees East 780.24 feet to an existing iron pin; thence with Leo E. Demoss, North 81 degrees 48 minutes 13 seconds East 545.75 feet to the point of beginning containing 234,250 square feet or 5.38 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24, 1998.

Being the same property conveyed to Ralph S. Graham and wife, Deena L. Graham by deed from William E. Kantz, Jr., dated June 25, 1998, and of record in Book 11002, Page 99, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to lien for assessments and common expenses for River Road Property Owners Association pursuant to declaration of record as Instrument No. 20010117-004873, as amended in Instrument No. 20050127-0010121, both in the Register's Office of Wilson County, Tennessee.

This conveyance is subject to restrictive covenants contained in deed of record in Book 11002, Page 99, as amended in Instrument No. 20050127-0010121, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions set forth in Affidavit for reference to record of record in Book 11001, Page 983, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restriction of record in Book 4786, Page 900, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of River Road Property Owners

Association of record as Instrument No. 199912140303054, as amended in Instrument No. 20050127-0010121, both in the Register's Office of Dickson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for River Road of record as Instrument No. 20010117-0004873, as amended in Instrument No. 20050127-0010121, both in the in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Instrument No. 20010424-0040684, as corrected by Surveyors Certificate of Correction of record as Instrument No. 20071226-0146909, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of River Road.

This conveyance is subject to easements set forth in Affidavit for reference to record of record in Book 11001, Page 983, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to private roadway easement of record in Book 11001, Page 989, and as amended in Ingress & Egress and Utilities Easement of record as Instrument No. 20010117-0004874, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Agreements for Dedication of Easement for Water Line conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 5566, Page 109; Book 5608, Page 811; and Book 5942, Page 501, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Grant of Transmission Line Easement in favor of United States of America of record in Deed Book 1881, Page 372, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all unpaid taxes and/or any matter that an accurate survey of the premises might disclose.

The street address of the above described property is believed to be 7524 River Road Pike, Nashville, TN, but such address is not part of the legal description of the above property and in the event of any discrepancy, the legal description herein shall control.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all improvements thereon, unto FARM CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, its successors and assigns, in Fee Simple forever, and in bar of the right of redemption.

And the first party, as Substitute Trustee, does hereby transfer, assign, and set over unto FARM CREDIT MID-AMERICA, FLCA, a corporation duly existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as it is authorized to do so as Substitute Trustee, but not further or otherwise.

**WITNESS MY HAND** as and for this the 4th day of June, 2013.

R. ERIC THORNTON, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, R. Eric Thornton, as Substitute Trustee, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 4th day of June, 2013.

AMANDA LYNN R. MANLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 06-21-2016

NOTARY PUBLIC

My Commission Expires: _____

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 33,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. GRANTEE IS A TAX EXEMPT FEDERAL INSTRUMENTALITY.

AFFIANT — Sr. Special Account Loan Officer

Sworn to and subscribed to before me this 4th day of June, 2013.

NOTARY PUBLIC

LAUREN WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS CO. TENN.

My Commission Expires: 12-17-13

Tax Map 088

Parcel No. 72.00

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ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:
**Farm Credit Mid-America**
P O Box 1738
Dandridge TN 37725