BILL GARRETT, Davidson County
Trans:T20130047890 DEEDTRS
Recvd: 06/07/13 14:52 4 pgs
Fees:22.00 Taxes:0.00
20130607-0058335

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

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-FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($34,500.00) 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. 15 of Map A which is attached to Affidavit of for Reference to Record of record in Book 11001, Page 983, 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, said pin being southerly 482.46 feet along said margin from a concrete right-of-way monument at the beginning of road widening for bridge over Indian Creek; thence leaving said River Road with Lot 14, North 81 degrees 48 minutes 13 seconds West 838.92 feet to an iron pin set; thence South 80 degrees 00 minutes 43 seconds West 350.92 feet to an iron pin set; thence South 11 degrees 01 minute 22 seconds East 153.72 feet to an iron pin set; thence with Lot 10, South 79 degrees 35 minutes 56 seconds West 543.10 feet to an iron pin set; thence Lot 9, North 40 degrees 35 minutes 57 seconds West 334.97 feet to an iron pin set; thence South 86 degrees 21 minutes 21 seconds West 367.22 feet to an iron pin set; thence South 24 degrees 38 minutes 07 seconds West 307.91 feet to an iron pin set; thence South 04 degrees 12 minutes 26 seconds East 494.80 feet to an iron pin set; thence with Lot 5, North 83 degrees 12 minutes 44 seconds West 327.26 feet to an iron pin set in the easterly line of Randolph Family Partnership, L.P. of record in Deed Book 10084, Page 485, R.O.D.C.; thence with Randolph, North 06 degrees 47 minutes 16 seconds East 41.12 feet to an iron pin set; thence North 05 degrees 45 minutes 15 seconds East 281.50 feet to an iron pin set; thence leaving Randolph with Lot 18, South 84 degrees 14 minutes 45 seconds East 218.00 feet to an iron pin set; thence North 04 degrees 12 minutes 24 seconds West 165.33 feet to an iron pin set; thence North 24 degrees 38 minutes 07 seconds East 350.65 feet to an iron pin set; thence North 86 degrees 21 minutes 21 seconds East 178.83 feet to an iron pin set; thence with Lot 16, North 86 degrees 21 minutes 21 seconds East 243.24 feet to an iron pin set; thence South 40 degrees 32 minutes 57 seconds East 331.17 feet to an iron pin set; thence North 79 degrees 35 minutes 56 seconds East 425.00 feet to an iron pin set; thence North 08 degrees 11 minutes 47 seconds East 162.45 feet to an iron pin set; thence North 80 degrees 00 minutes 43 seconds East 395.13 feet to an iron pin set; thence South 81 degrees 48 minutes 13 seconds East 851.55 feet to an iron pin set in the westerly margin of River Road; thence with said margin and a curve concave to the west having a central angle of 05 degrees 09 minutes 39 seconds, a radius of 557.66 feet an d a chord of South 13 degrees 28 minutes 43 seconds West 50.21 feet for an arc length of 50.23 feet to the point of beginning containing 253,860 square feet or 5.83 aces, 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 93, 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 93, as amended in Instrument No. 20050127-0010121, both 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 7498 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.

NOTARY PUBLIC

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

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 $ 34,500.00, 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 L.H. Lon - Sr. Special Accounts 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

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Tax Map 088

Parcel No. 71.00

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