BILL GARRETT, Davidson County
Trans:T20130055619 DEEDTRS
Recvd: 07/01/13 12:10 3 pgs
Fees:18.00 Taxes:166.35
20130701-0067553

Name & Address of Owner for Tax Bills:
Citizens Savings Bank & Trust
1917 Heiman Street
Nashville, TN 37208

This Instrument Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

MAP/PARCEL: 091 04 0 098.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 30, 2008, recorded in Instrument No. 20081124-0114916, Register's Office, Davidson County, Tennessee, **DeWayne Collier**, conveyed to Deborah Cole, as Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 12, 2011, and recorded in Instrument No. 20110415-0029161, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 25 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the ***The Davidson AM, of the Tennessean***, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of Jun 7, June 14, and June 21, 2013 stating that on **Monday, July 1, 2013 at 12:00 Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, formerly known as the Sommet Center, 501 Broadway, Downtown Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property, if applicable.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry

and sold said property to **Citizens Savings Bank & Trust,** its successors and assigns for **$44,958.31**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **Citizens Savings Bank & Trust**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Being a tract of land located in the Eighth Civil District of Davidson County, Tennessee, said tract being the property conveyed to DeWayne E. Collier by instrument of record number 20040206-0014901, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the northerly R.O.W. line of John L. Driver Avenue and the westerly R.O.W. line of Old 39th Avenue North (now relocated), said point being the southeasterly carver of this tract.

Thence, with the northerly R.O.W. line of John L. Driver Avenue S73'32'51"W, 202.50 feet to a point. Thence, with the northeasterly margin of Old Read Phosphate Road N42'57'09"W, 26.39 feet to a point.

Thence, leaving said northeasterly margin N12'16'20'W, 8.41 feet to an existing iron pin.

Thence, with the southeasterly R.O.W. line of Dr. Walter S. Davis Boulevard and a curve to the left 167.23 feet, said curve having a central angle of 15'44'05", a radius of 608.96 feet, and a chord of N33'25'24"E, 166.71 feet to an existing iron pin.

Thence, continuing with a curve to the right 20.45 feet, said curve having a central angle of 30'50'00", a radius of 38.00 feet, and a chord of N40'58'22"'E, 20.20 feet.

Thence N74'05'18"E, 23.11 feet to a point.

Thence with the southerly R.O.W. line of 39th Avenue North (now relocated and widened) and a curve to the right 11.39 feet, said curve having a central angel of 17'10'34", a radius of 38.00 feet, and a chord of S79'37'28"E, 11.35 feet to an existing iron pin.

Thence continuing S71'02"12"E, 54.81 feet to a point.

Thence with the westerly R.O.W line of Old 39th Avenue North (now relocated) S12'02'22"E, 113.55 feet to the point of beginning.

Containing 22,890 square feet or 0.525 acre, more or less.

DEED REFERENCE:
BEING the same property conveyed to DeWayne E. Collier, married by deed from William T. Hill, married dated November 14, 2003, of record in 20031119-0168681, re-recorded in 20040126-0009747 and 20040206-0014901, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20081124-0114916.

MAP/PARCEL: 091 04 0 098.00

(The above-described legal description only secures a portion of this property.)
PROPERTY ADDRESS: 3900 John L. Driver Avenue, Nashville, TN 37208 as shown on the tax maps of the Assessor of Property for Davidson County, TN.
MAILING ADDRESS: 3900 John Merritt Blvd., Nashville, TN 37208

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 1st day of July, 2013.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 1st day of July, 2013.

Melissa A. Nesbitt
Notary Public

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-23-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$44,958.31**.

Affiant

Subscribed and sworn before me, this 1st day of June, 2013.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-16

File #69776

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY