Name & Address of Owner for Tax Bills:
Estate of Evelyn Kane Beall,
Helen Wilson, Executrix
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20130077424 DEEDTRS
Recvd: 09/06/13 12:16 3 pgs
Fees:18.00 Taxes:553.25
20130906-0094315

Prepared by:
David G. Mangum, Attorney
2303 Franklin Road
Nashville, TN 37204

MAP/PARCEL: 050-00-0 042.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 20, 2006, recorded by Instrument No. 20060123-0008110, Register's Office, Davidson County, Tennessee, **Kenneth R. Walkup and wife, Paula Walkup**, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument recorded in Instrument No. 20071002-0117045, said Register's Office, 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 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *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 August 16, August 23 and August 30, 2013, stating that on **Friday, September 6, 2013 at 12:00 Noon** outside the entrance to the Register of Deeds Office for Davidson County located inside the Bridgestone Arena, 501 Broadway, 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 **Estate of Evelyn Kane Beall, Helen Wilson, Executrix**, her heirs and assigns, for $**149,526.12**, 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 **Estate of Evelyn Kane Beall, Helen Wilson, Executrix** (hereinafter referred to as Grantee), her heirs and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

TRACT NO.1: BEGINNING at a point which is the southwest corner of a tract of land heretofore conveyed to Elizabeth Reinhardt, which deed is recorded in Book 967, page 71, Register's Office for Davidson County, Tennessee, said point being 237 feet from the southeast corner of said tract in the center of Dickerson Pike; thence, North 87-1/2 degrees West 195 feet along the old Demoville line to a point; thence, Northwest 230 feet on the line to be determined by an accurate survey (this line to be a straight line to intersect the 58 foot offset in the line of the Newlin home tract conveyed to Aline and Sarah Newlin and Elizabeth Reinhardt; thence, southeastwardly to a point in the line of the .66 acre tract on which is located a stone house; thence, South 20 degrees 244 feet to the BEGINNING.

TRACT NO. 2: BEGINNING at a point in the "Demoville line", 422 feet from the southeast corner of the Webb tract in Dickerson Road; thence, southwesterly to the east margin of the Phillips tract; thence, with the east margin of the Phillips tract to an iron pin; thence, eastwardly to the west line of the lot conveyed to Marshall Newlin; thence, southwardly with said line to the beginning. This tract no. 2 contains 3-1/2 acres, more or less.

DEED REFERENCE:
BEING the same property conveyed to Kenneth R. Walkup, a single man by Quitclaim Deed from George A. Walkup and wife, Margaret H. Walkup, of record in Book 9268, Page 878, said Register's Office.

The above described property is subject to a Drainage Easement entered into between Billy Hiett and wife, Elizabeth Rhea Hiett, as Grantors, and George A. Walkup and wife, Margaret H. Walkup, as Grantees, dated October 17, 1993, and filed for record in Book 9119, Page 586, Register's Office for Davidson County, Tennessee, and being more particularly and specifically described as follows, to-wit:

BEGINNING at an iron rod in the northeast corner of George A. Walkup property, said point being South 80 deg. 26' 22" West 195.65 feet from the west margin of Dickerson Road; thence, along Walkup's north line South 82 deg. 49' 31" West 160 feet to a point; thence, leaving said north line; North 7 deg. 10' 29" West 10 feet to a point; thence, North 82 deg. 49' 31" East 158.46 feet to a point; thence , South 15 deg. 56' 48" East 10.12 feet to the point of beginning, containing 1,592 square feet, more or less.

MAP/PARCEL: 050-00-0 042.00
PROPERTY ADDRESS: 3530 Dickerson Pike, Nashville, TN 37207 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

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, her heirs 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 6th day of September, 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 6th day of September, 2013.

Melissa A. Nesbitt
Notary Public

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-23-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$149,526.12**.

Affiant

Subscribed and sworn before me, this 6th day of September, 2013.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-2016

DGM File #63192

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY