BILL GARRETT, Davidson County
Trans:T20130098342 DEEDTRS
Recvd: 11/19/13 14:06 3 pgs
Fees:18.00 Taxes:173.90
20131119-0119355

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 107 Eastmoreland Street Nashville, TN 37207 M/P 071-15-0-086.00
Name/Address of Entity Responsible for Property Taxes:	F&M Real Estate Transfer Corporation 50 Franklin Street Clarksville, TN 37040

On July 24, 2008, by Deed of Trust placed of record on July 29, 2008 at 8:42 a.m., in Instrument Number 20080729-0077235, in the office of the Register of Deeds for Davidson County, Tennessee, as modified in the Modification Agreement dated July 20, 2011 and placed of record on July 29, 2011 in Instrument Number 20110729-0057992, in the office of the Register of Deeds for Davidson County, Tennessee (the "Deed of Trust"), Robert W. Stewart and Marjorie Wood (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 31, 2013, June 7, 2013, and June 14, 2013 that said sale would be held on Tuesday, June 25, 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 Forty Seven Thousand and 00/Dollars ($47,000.00).

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:

> Land in Davidson County, TN being Lot No. 30 on the Plan of East Moreland, as of record in Book 161, page 170, said Register's Office. Said Lot No. 30 fronts 50 feet on the Northerly side of East Moreland Street and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to Robert W. Stewart and Marjorie Wood by Warranty Deed from James Robert McGee, Michelle Norden, Richard F. Dutton, Jr and Michael W. Dutton dated May 30, 2008, of record in Instrument No. 20080603-0056515, 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 161, Page 170, Register's Office for Davidson County, Tennessee; (3) 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; (4) all matters on a recorded plan, restrictive covenants, easements, or setback lines that may be applicable; (5) any matters, liens or encumbrances(including any federal tax liens, with reference to Instrument No. 20060925-0118715, Register's Office for Davidson County, Tennessee), 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, (6) 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 25 day of June, 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 25 day of June, 2013.

DENISE A. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public Seal

My Commission Expires: 3-15-16

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 $47,000.00, 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 25 day of June, 2013.

Notary Public Seal

DENISE A. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 3-15-16