This instrument prepared by:
Leon Sharber, Attorney at Law
1443 Memorial Blvd
Murfreesboro, TN 37129

SEND TAX BILL TO NEW OWNER:
Charles V. Duncan
417 Beacon Hill Drive
Mt. Juliet, TN 37122-2084

BILL GARRETT, Davidson County
Trans:T20130105267 DEEDTRS
Recvd: 12/18/13 09:27 3 pgs
Fees:18.00 Taxes:203.50
20131218-0127666

Property Address:
6524 Old Hickory Blvd
Nashville, TN 37209

Map: 30
Parcel: 88
Tax #: 14D11645

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions provided for in a Deed of Trust dated December 12, 1997, to M. Norris Jenkins, Trustee, executed by Barbara A. Freeman, as same appears of record in Book 10725, Page 1, Register's Office for Davidson County, Tennessee; and default having been made on the payment, obligation, terms and conditions, provided therein, and said default has not been corrected;

WHEREAS, the said Leon Sharber, has been appointed Substitute Trustee in Instrument No. 20130910-0095579, said Register's Office, and is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations contained; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Tennessean, a newspaper published in Davidson County, Tennessee, the first insertion appearing on October 25, 2013, and subsequent insertions appearing on November 1, 2013 and November 8, 2013, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, on November 15, 2013 at 11:00 a.m., being the time, and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time the said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Gordon F. McCammon and Charles V. Duncan at and for the sum of FIFTY FIVE THOUSAND AND NO/100 ($55,000.00) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW THEREFORE, in consideration of the premises and the payment by Gordon F. McCammon and Charles V. Duncan, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Leon Sharber, Substitute Trustee, does hereby grant, bargain, sell and convey to the said, Gordon F. McCammon and Charles V. Duncan, their heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson, State of Tennessee to-wit:

See Exhibit A attached

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Gordon F. McCammon and Charles V. Duncan, their heirs, successors and assigns, in fee simple forever, to whom the said Leon Sharber, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further of otherwise.

IN WITNESS WHEREOF, Leon Sharber, Substitute Trustee, has executed this instrument on the 15th day of November, 2013.

Leon Sharber
LEON SHARBER, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Leon Sharber, Substitute 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 and official seal at office in Murfreesboro, Tennessee this 15th day of November, 2013.

Angela E. Leggs
NOTARY PUBLIC

My commission expires: 4-21-14

ANGELA E LEGGS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, to the best of my knowledge and belief, for this transfer is $55.000.00

Leon Sharber
Affiant

Sworn to and subscribed before me this 15th day of November, 2013.

Angela E. Leggs
NOTARY PUBLIC

My commission expires: 4-21-14

ANGELA E LEGGS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, described according to a survey by Steven E. Artz, TN License No. 1708 d/b/a Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, TN 37172 dated November 21, 1997, and more particularly described as follows:

Beginning at an iron pin (new) in the southerly margin of Old Hickory Blvd., said pin being located from a fence post (old) in the southerly margin of said Boulevard, the northeast corner of a tract of land which belongs to Kenneth W. Herrell, having a deed reference in Deed Book 6237, page 866, Register's Office for Davidson County, Tennessee; North 76 deg. 11' 13" East 253.77 feet to the point of beginning, the northwest corner of this tract and continuing as follows: North 76 deg. 11' 13" East, 170.00 feet; thence with a curve to the left, having a radius of 500.00 feet, an arc distance of 120.92 feet, and a chord bearing of North 69 deg. 15' 32" East, 120.62 feet; thence, North 62 deg. 19' 51" East, 71.38 feet to an iron pin (new) in the southerly margin of Old Hickory Blvd.; thence leaving said boulevard and continuing with the new line, as follows: South 38 deg. 22' 24" East, 252.53 feet to an iron pin (new); thence, South 90 deg. 00' 00" East, 353.78 feet to an iron pin (new); thence South 01 deg. 55' 42" East, 249.60 feet to an iron pin (new); thence, South 81 deg. 58' 40" West, 779.42 feet to an iron pin (new); thence, North 11 deg. 20' 52" West, 448.53 feet to the point of beginning containing 7.01 acres more or less.

Being the same property conveyed to Barbara A. Freeman from Gordon F. McCammon and Charles V. Duncan, by warranty deed recorded in Book 10724, Page 996, Register's Office for Davidson County, Tennessee.