Name & Address of Owner for Tax Bills:
The Pat K. Beall Heirs Partnership
c/o Investors Service Company
1108 Battlewood Street
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20140048116 DEEDTRS
Recvd: 07/07/14 12:13 3 pgs
Fees:18.00 Taxes:330.52
20140707-0059390

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

MAP/PARCEL: 150-02 0 520.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 14, 2008, recorded in Instrument No.20080221-0016976, Register's Office, **Davidson** County, Tennessee, **Ronald T. Hudson, unmarried**, 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. 20140522-0044357 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 25 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 June 13, June 20, and June 27, 2014, stating that on **Monday, July 7, 2014 at 12:00 Noon**, in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 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.

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 **The Pat K. Beall Heirs Partnership**, their heirs and assigns, for **$89,330.22**, 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 **The Pat K. Beall Heirs Partnership,** (hereinafter referred to as Grantees), their heirs and assigns, the following described tract or parcel of land situated and lying in **Davidson** County, Tennessee, and more particularly described as follows:

Land in Davidson County, being Lot No. 20B, on the Plan of Addition of Lot No. 20 Harbor Gate, Section One of record in Plat Book 8250, page 713, amending Plat Book 6050, page 304, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

DEED REFERENCE:
BEING the same property conveyed to Ronald T. Hudson, an unmarried man by deed from Rosalind D. Robinson, unmarried of record in 20080221-0016975, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to all matters on the Plan of record in Book 6050, page 304, and Book 8250, page 713, Restrictive Covenants contained of record in Book 6221, Page 253, Book 6486, Page 436, Book 6597, Page 157, and Book 6599, Page 984, said Register's Office. Also SUBJECT to the flow any stream across the subject property, and subject to any and all other exceptions as outlined in title policy number TN2715-46-08152-SH-2008.72341-75825990.

This description was taken from the deed of trust of record in Instrument No. 20080221-0016976, said Register's Office.

MAP/PARCEL: 150-02-0 520.00
PROPERTY ADDRESS: 725 Lake Terrace Drive, Nashville, TN 37217 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 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 Grantees, their 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 Grantees 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 7th day of July, 2014.

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 7th day of July, 2014.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-2016

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$89,330.22**.

Affiant

Subscribed and sworn before me, this 7th day of July, 2014.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-2016

DGM File #71270

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY