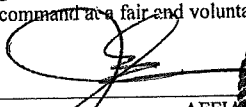


<p>Instrument prepared by:</p> <p><b>WHITE, CARSON &amp; ALLIMAN,</b>  <b>Attorneys at Law P.C.,</b>  <b>135 College Street,</b>  <b>Madisonville, TN 37354</b>  <b>423-442-9000</b></p> <p>The preparer of this document does not certify matters of title, description, survey or compliance with planning, zoning or other regulations.</p> <p>It is the responsibility of the parties to this conveyance to have this transfer approved by the appropriate planning and/or zoning authority.</p> <p>It is the responsibility of the transferee to have this deed recorded. <b>YOU MUST RECORD THIS DEED IMMEDIATELY TO PROTECT YOUR INTEREST.</b></p>	<p>Valuation Oath:</p> <p>I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ <u>187,174.22</u> which is equal to or greater than the amount which the property would command at a fair and voluntary sale.</p> <p>          AFFIDAVIT          Sworn to and subscribed before me          the <u>10</u> day of <u>Feb</u>  <u>Elizabeth Sharon Paper</u>          Register of Deeds (Notary Public)</p> <p>My commission expires: <u>5-25-14</u></p>
<p>Tax Information:</p> <p><u>TRACT I: M-79 P-139.00</u></p> <p><u>TRACT II: M-35 P-9.00</u></p> <p>Map/Group/Parcel: _____</p>	<p>Owner/Responsible Taxpayer's Name and Mailing Address:</p> <p>Volunteer Federal Savings &amp; Loan          108 Main St          Madisonville, TN 37354</p>

**SUBSTITUTE TRUSTEE'S DEED**

**JOHN CARSON III, Substitute Trustee**

**TO**

**VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION**

WHEREAS, DAVID J. RICHARDSON, a/k/a DAVID RICHARDSON and wife, BARBARA RICHARDSON, et al, by deed of trust dated December 6, 2005, of record in Trust Deed Book Y-21, p. 760 in the Register's Office for Monroe County, Tennessee, conveyed to Larry L. Hicks, Trustee, the hereinafter described real property to secure the payment of a certain promissory note described in said deed of trust, which Note was payable to Volunteer Federal Savings & Loan Association; and

WHEREAS, default was made in the payment of said note; and

WHEREAS, the owner and holder of the note demanded that the Substitute Trustee foreclose the deed of trust; and

WHEREAS, pursuant to the instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the deed of trust,

notices of the time and place of said sale having been published in the Monroe County Buzz on January 16, January 23, and February 1, 2012; and

WHEREAS, the Substitute Trustee, as required by the terms of the deed of trust offered said property for sale to the highest bidder for cash, at public outcry, upon the front steps of the Monroe County Courthouse in Madisonville, Tennessee, on February 10, 2012, and VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION, being the highest and best bidder thereof, became the purchaser of said property for the sum of \$ 187,174<sup>17</sup>.

NOW, THEREFORE, JOHN CARSON III, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns, the following described real property, to-wit:

TRACT I:

LYING AND BEING in the Third Civil District of Monroe County, Tennessee and lying east of the centerline of Tennessee Highway #68 and being the 6.08 acre parcel shown on the survey prepared by Paul Lingerfelt, RLS#771, 109 County Road #325, Sweetwater, Tennessee 37874, dated Jan. 23, 2001, bearing Drawing No: 01012, as recorded in plat book 6, page 730 in the Register's Office for Monroe County, Tennessee.

BEING the same property conveyed to David Richardson by Warranty Deed of record in Warranty Deed Book 302, page 111-112 in the Register's Office for Monroe County, Tennessee.

TRACT II:

LOCATED IN THE FIRST AND THIRD (new second) CIVIL DISTRICTS OF MONROE COUNTY, TENNESSEE, lying along the Northwest side of Hiwassee Road:

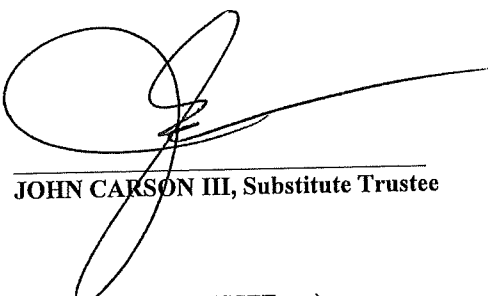
BEING TRACTS #18, #19, #20, #21, #22, and #23 of the RALPH PULLIAM PROPERTY as shown on map or plat of record in Plat Cabinet D, Slide 2 of record in the Register's Office for Monroe County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to David J. Richardson by Warranty Deed of record in Warranty Deed Book 296, page 13-14 in the Register's Office for Monroe County, Tennessee, and further conveyed by Deed of Trust from David J. Richardson, a/k/a David Richardson and wife, Barbara Richardson, et al, to Larry L. Hicks, Trustee, of record in Trust Deed Book Y-21, p. 760 in the Register's Office for said county.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory

rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. JOHN CARSON III, as Substitute Trustee, and not otherwise, warrants the title to said property to VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 10<sup>th</sup> day of February, 2012.

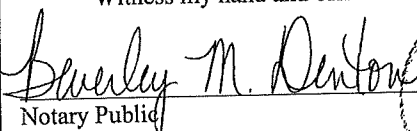
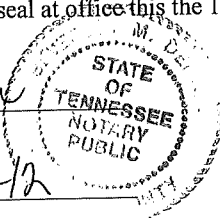


**JOHN CARSON III, Substitute Trustee**

STATE OF TENNESSEE    )  
                                      ) SS  
COUNTY OF MONROE    )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN CARSON III, Substitute Trustee, the grantor 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 office this the 10<sup>th</sup> day of February, 2012.

  
Notary Public

My Commission Expires: 9-29-12  
90.12B k

# EXHIBIT "A"

## SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF MONROE

BEFORE ME, the undersigned authority, on this day personally appeared an authorized representative of Volunteer Federal Savings & Loan Association, who after being duly sworn, deposed and stated:

1. Volunteer Federal Savings and Loan Association of Madisonville, Tennessee is the holder of the indebtedness secured by Deed of Trust, dated December 6, 2005, of record in Trust Book Y-21, Page 760, in the Register's Office of Monroe County, Tennessee, executed by DAVID J. RICHARDSON a/k/a DAVID RICHARDSON and wife, BARBARA RICHARDSON and KENNETH MONHOLLEN a/k/a KENNETH A. MONHOLLEN and wife, JOANN MONHOLLEN in favor of Volunteer Federal Savings and Loan Association of Madisonville, Tennessee to secure the payment of a deed of trust note to Volunteer Federal Savings and Loan Association of Madisonville, Tennessee.

2. To the best of my knowledge and belief, the mortgagor(s) holding an interest in the above-described property are: (1) not members of the Armed Forces of the United States of America and have not been members of any such entities for at least three months, nor (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq, (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 5th day of January, 2012.

VOLUNTEER FEDERAL SAVINGS &  
LOAN ASSOCIATION

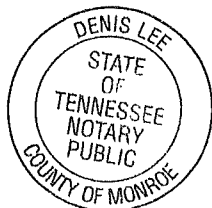
By: [Signature]

Its: [Signature]

Sworn to and subscribed before me this 5th day of January, 2012.

[Signature]  
Notary Public

My Commission Expires: 9/17/2013  
423.11B k



BK/PG: WD352/45-48

12000889

4 PGS - AL - SUBSTITUTE TRUSTEES DEED	
DEB BATCH: 35920	
02/13/2012 - 03:48:44 PM	
VALUE	187174.77
MORTGAGE TAX	0.00
TRANSFER TAX	692.53
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	715.53

STATE OF TENNESSEE, MONROE COUNTY  
MILDRED ESTES  
REGISTER OF DEEDS