


<p>Instrument prepared by:</p> <p>WHITE, CARSON & ALLIMAN, Attorneys at Law P.C., 135 College Street, Madisonville, TN 37354 423-442-9000</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. YOU MUST RECORD THIS DEED IMMEDIATELY TO PROTECT YOUR INTEREST.</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>12,282.11</u> which is equal to or greater than the amount which the property would command at a fair and voluntary sale.</p> <p><u>Beverly M. Denton</u> AFFIANT</p> <p>Sworn to and subscribed before me the <u>4th</u> day of <u>Oct.</u></p> <p><u>Gracie J. [Signature]</u> Register of Deeds</p> <p>My commission expires: _____</p> 
<p>Tax Information:</p> <p>Map/Group/Parcel: <u>068N-K-002.D0</u></p>	<p>Owner/Responsible Taxpayer's Name and Mailing Address:</p> <p><u>Volunteer Federal</u> <u>108 Main St.</u> <u>Madisonville, In 37354</u></p>

SUBSTITUTE TRUSTEE'S DEED

JOHN CARSON III, Substitute Trustee

TO

VOLUNTEER FEDERAL SAVINGS AND LOAN

WHEREAS, BENJAMIN A. HUGHETT, by deed of trust dated July 23, 2007, of record in Trust Deed Book T938, p. 572, in the Register's Office for Loudon 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 News Herald on September 1,

8, and 15, 2011; 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 Loudon County Courthouse in Loudon, Tennessee, on October 4, 2011, and VOLUNTEER FEDERAL SAVINGS AND LOAN, being the highest and best bidder thereof, became the purchaser of said property for the sum of \$ 12,282.11.

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 AND LOAN, their heirs, successors and assigns, the following described real property, to-wit:

SITUATED in the First (1st) Civil District of Loudon County, Tennessee, and being identified on Tax Map 068N Group K as Parcel 002.00 in the Office of the Property Assessor for Loudon County, Tennessee and being more particularly bounded and described as follows:

BEING LOT 23 BLOCK 20 MIALAQUO COVES SUBDIVISION, TELlico VILLAGE, per recorded plat or plats and subject to the notes and other indicated restrictions if any on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declaration and Supplemental Declarations filed in connection therewith in the office of the Register of Deeds for Loudon County, Tennessee and in Plat Cabinet C, Slide 15.

Property is subject to Restrictions of Tellico Village of record in Trust Book 209 at Page 96 in the Register's Office for Loudon County, Tennessee.

BEING the same property conveyed to Benjamin A. Hughett by Warranty Deed of record in Warranty Deed Book 319, page 158-159 in the Register's Office for Loudon County, Tennessee; and further conveyed by Deed of Trust from Benjamin A. Hughett to Larry L. Hicks, Trustee, of record in Trust Deed Book T938, p. 572 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 AND LOAN, their heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 4 day of October, 2011.

[illegible]

Witness my hand and official seal at office this the 4 day of October, 2011.

My Commission Expires: 9-29-12
407.11B k



11007695	
4 PGS : AL - TRUSTEE DEED	
WYONNE BATCH: 85376	
10/04/2011 - 10:16:02 AM	
VALUE	12282.11
MORTGAGE TAX	0.00
TRANSFER TAX	45.44
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	68.44

STATE OF TENNESSEE, LOUDON COUNTY
TRACIE LITTLETON
REGISTER OF DEEDS

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 July 23, 2007, recorded July 31, 2007, in Trust Book T938, Page 572, in the Register's Office of Loudon County, Tennessee, executed by BENJAMIN A. HUGHETT 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 11th day of August, 2011.

VOLUNTEER FEDERAL SAVINGS &
LOAN ASSOCIATION

By: *Larry H. Lick*

Its: *Ch.*

Sworn to and subscribed before me this 11th day of August, 2011.

Denis Lee
Notary Public

My Commission Expires: 9/17/2013
323.11B k

