

The parties to this instrument are hereby notified of their responsibility to immediately record this instrument in the Office of the Register of Deeds of Monroe County, Tennessee.

This instrument was prepared based upon information furnished by the parties. No title search has been made concerning this real estate and this firm makes no representation as to title, ownership, taxes or transferability.

THIS DEED PREPARED BY DOUGLAS N. BLACKWELL II, ATTORNEY
PO BOX 1455 CLEVELAND, TENNESSEE 37364

TAX ID NO. 154/83.01, 83.04, 83.05, 83.06, 83.07, 83.08, 83.10, 83.11
83.13, 83.14, 83.15, 83.17, 83.18, 83.19, 83.20, 83.21,
83.22

SEND TAX Jim McDonald
NOTICES TO: Peoples Bank of East Tennessee
4511 US Highway 411
Madisonville, TN 37354

SUBSTITUTE TRUSTEE'S DEED

THIS DEED made and entered into this 27th of August, 2013, by and between DOUGLAS N. BLACKWELL II, Substitute Trustee, as hereinafter stated, Party of the First Part, and Peoples Bank of East Tennessee (hereafter "PBET"), Party of the Second Part.

WITNESSETH:

That whereas PBET, executed to Douglas N. Blackwell II, Substitute Trustee as noted in Book M235, Page 705 upon the lands hereinafter described, by Deed of Trust from A.C. Wilson and Doris Wilson to PBET on or about May 10, 2007 recorded in Book F-25, Page 653 (see also Book M194, Page 28, Book M219, Page 443) in the Register's Office of Monroe County, Tennessee, and

Whereas, the indebtedness thereby securing being overdue and unpaid, and the holder of said indebtedness having called upon said Substitute Trustee after due advertisement as required by law, and the terms of the Trust Deed, did sell in front of the main door of the Monroe County, Tennessee Courthouse on August 22, 2013 at 11:40am, when and where PBET became the last and highest bidder at the price of \$250,000.00.

Now, therefore, the said Douglas N. Blackwell II, acting as Substitute Trustee as aforesaid, in consideration of the premises and the sum of \$250,000.00, to him and to him paid, has bargained and sold and by these presents does bargain, sell and convey unto the said Peoples Bank of East Tennessee the land sold and attachments as aforesaid property described as follows:

SITUATED in the Fourth Civil District of Monroe County, Tennessee, on the West side of Reliance Road, being the following platted Lots depicted on the Plat of **POWDER MILL POINTE** which Plat is recorded in **Plat Cabinet F, Slide 383**, in the Register's Office for Monroe County, Tennessee, and is hereby incorporated into this description by reference thereto and to which Plat reference is made for a metes and bounds description of each of said Lots, they being:

<u>Lot Number</u>	<u>Tax Identification Number (Map & Parcel)</u>
LOT 1	154 – 083.04
LOT 2	154 – 083.05
LOT 3	154 – 083.06
LOT 4	154 – 083.07
LOT 5	154 – 083.08
LOT 7	154 – 083.10
LOT 8	154 – 083.11
LOT 10	154 – 083.13
LOT 11	154 – 083.14
LOT 12	154 – 083.15
LOT 14	154 – 083.17
LOT 15	154 – 083.18
LOT 16	154 – 083.19
LOT 17	154 – 083.20
LOT 18	154 – 083.21
LOT 19	154 – 083.22

SUBJECT to any setback lines, drainage and/or utility easements and conditions and limitations depicted and/or noted on or attached to the recorded Plat.

SUBJECT to the Declaration of Restrictive Covenants for Powder Mill Pointe recorded in Misc. Book 188, Page 822, and amended in Misc. Book 213, Page 780.

BEING THE BALANCE of the property conveyed to A.C. Wilson by Warranty Deed from Terry Frerichs and wife, Gayle Frerichs, and Rodney Frerichs and wife, Cathy T. Frerichs, same recorded August 8, 2006 in Deed Book 314, Pages 731-733, in the Register's Office for Monroe County, Tennessee.

The provisions of Tennessee Code Annotated, Sections 35-5-101 et seq. and 35-5-117 et seq., have been complied with, or they are not applicable.

Substitute Trustee conveys said property only as Substitute Trustee without warranties of title and subject to any unpaid taxes.

In Testimony Whereof, the said Douglas N. Blackwell II, Substitute Trustee, has hereunto set his signature on the day and year first above written.

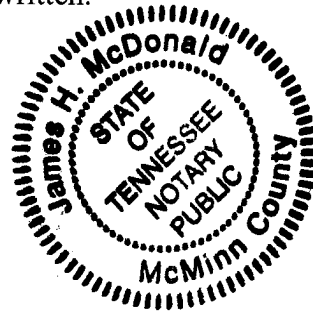
D N Blackwell
DOUGLAS N. BLACKWELL II
SUBSTITUTE TRUSTEE

**STATE OF TENNESSEE
COUNTY OF BRADLEY**

On this 27th day of August, 2013, before me personally appeared DOUGLAS N. BLACKWELL II, SUBSTITUTE TRUSTEE, to me known to be the person described herein and who executed the foregoing instrument for the purposes therein state and that he executed the same as his free act and deed.

WITNESS my hand and Seal the day and year above written.

James H. McDonald
NOTARY PUBLIC
My Commission Expires: 5/23/16



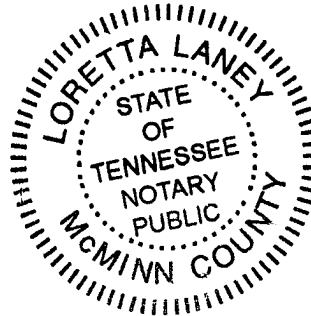
AFFIDAVIT OF VALUE

The undersigned hereby makes oath that \$250,000.00 is the greater of the actual consideration or value of the property hereinabove described as of the date of this instrument.

Jim McDonald
AFFIANT, Jim McDonald
VP Peoples Bank of East Tennessee

SWORN TO AND SUBSCRIBED before me this the 27th day of August, 2013.

Loretta Lane
NOTARY PUBLIC
My Commission Expires: 6-21-14



BK/PG: WD362/843-845
13005437

3 PGS - AL - SUBSTITUTE TRUSTEES DEED	
DEB BATCH: 45068	
08/28/2013 - 08:44:50 AM	
VALUE	250000.00
MORTGAGE TAX	0.00
TRANSFER TAX	925.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	943.00

STATE OF TENNESSEE, MONROE COUNTY
MILDRED ESTES
REGISTER OF DEEDS

