

THIS INSTRUMENT PREPARED BY AND PLEASE
RETURN TO:

Samples, Jennings, Ray & Clem, PLLC
130 Jordan Drive
Chattanooga, TN 37421

ADDRESS NEW OWNER:
Peoples Bank of East Tennessee
4511 Hwy. 411
Madisonville, TN 37354

SEND TAX BILLS TO:
SAME

MAP PARCEL NO.:
104-021.00,
104-023.01

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 20th day of August, 2007, Jerry Lee Cole and wife Alice M. Cole executed a Deed of Trust (the "Deed of Trust") conveying to Sheridan E. Snyder, a Polk County Tennessee Resident, Trustee, the real estate hereinafter described, to secure Peoples Bank of East Tennessee, ("Beneficiary"), the payment of an indebtedness described in the Deed of Trust as evidenced by a note, (the "Note"), dated December 28, 2012, in the original principal amount of \$570,417.74, plus all other obligations as set forth in the note. The Deed of Trust is recorded in Book TD364, Page 178, in the Register's Office of Polk County, Tennessee;

WHEREAS, Beneficiary, the owner and holder of the Note, by virtue of the powers contained in the Deed of Trust, and in compliance therewith, appointed James A. Fields, as Substitute Trustee. The Appointment of Substitute Trustee instrument is found of record at Book MS153, Page 106 in the Register's Office of Polk County, Tennessee. The Substitute Trustee having all the powers and authority vested in the original Trustee;

WHEREAS, default having been made in the payment of indebtedness secured by the Deed of Trust, the undersigned, Substitute Trustee, at the request of the holder of the Note, and under and by virtue of the powers contained in the Deed of Trust, did advertise the real estate as required by law under the terms of the Deed of Trust on

April 15, April 22 and April 29, 2015, in a newspaper published in Polk County, Tennessee, for sale for cash and in bar of the equities of redemption, the statutory right of redemption, dower and homestead, and for the purpose of paying said indebtedness;

WHEREAS, pursuant to the advertisement, on the 8th day of May, 2015, at 11:00a.m., at the door of the Polk County, Tennessee, Courthouse, the real estate hereinafter described was offered for sale at public outcry to the highest and best bidder, for cash, in bar of the equities of redemption, the statutory right of redemption, dower and homestead, as provided in the Deed of Trust, when Peoples Bank of East Tennessee, ("Grantee"), being the highest and best bidder, became the purchaser at the price of \$326,054.00.

NOW, THEREFORE, for and in consideration of the premises contained herein, I, the undersigned, Substitute Trustee, do hereby sell, transfer and convey unto Grantee, in fee simple and in bar of the equities of redemption, statutory right of redemption, dower and homestead, the following described real estate:

Tract 1

All that certain tract or parcel of land lying and being in Section 4, Fractional Township 4 South Range 5 East of the Ocoee Basis Line, Third Civil District of Polk County, Tennessee, containing 75.10 acres more or less according to plat of survey by Allen Surveying, Phillip G. Allen, Tennessee Registered Land Surveyor No. 1530 entitled "Bruce Deering Property for Roger Hyatt and Brad Hyatt" dated July, 2007 and from said plat of survey is more particularly described as follows:

BEGINNING at TCC Monument No. 329 located at the Northwest corner of the property herein conveyed on the dividing line between Sections 6 and 5, corner common to now or formerly Clark (Deed Book 224 Page 309), State of Tennessee and now or formerly Newman (Deed Book 134 Page 63). From said point of beginning, along a line common to now or formerly Newman South 64 deg 46' 48" East a distance of 2582.56 feet crossing a stream to an iron pin set at the Northeast corner of the property herein conveyed, corner common to now or formerly Newman, Fourth Fractional Township and now or formerly Byrd (Deed Book 154 Page 311)(Said point also being located North 64 deg 46' 48" West a distance of 2582.56 feet from TCC Monument N-25, a 3-inch pipe w/concrete). Thence leaving the line common to now or formerly Newman and along a line common to now or formerly Byrd South 23 deg 35' 51" West a distance of 1241.92 feet to an iron pin located at the Southeast corner of the property herein conveyed, corner common to now or formerly Byrd, now or

formerly Cheatham (Deed Book 158 Page 179) and now or formerly Jacobi (Deed Book 209 Page 385). Thence leaving the line common to now or formerly Byrd and along a line common to now or formerly Jacobi North 65 deg 25' 18" West a distance of 362.25 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 36.75 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 243.39 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 47.32 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 74.23 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 366.63 feet to an iron pin found near a stream; thence continuing North 65 deg 25' 18" West a distance of 193.32 feet to an iron pin found; thence continuing North 65 deg 25' 18" West 106.30 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 56.27 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 69.87 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 57.20 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 63.75 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 125.41 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 26.65 feet to an iron found at a corner common to now or formerly Jacobi and now or formerly Davis (Deed Book 861 Page 62). Thence leaving the line common to now or formerly Jacobi and along a line common to now or formerly Davis North 65 deg 25' 18" West a distance of 134.06 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 136.49 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 56.12 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 193.24 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 34.71 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 137.93 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 38.07 feet to an iron pin found; thence continuing North 65 deg 25' 18" West a distance of 57.20 feet to a 4-inch pipe found at the Southwest corner of the property herein conveyed located on the line dividing Sections 6 and 5, corner common to now or formerly Tammie Davis (Deed Book 861 Page 62 and now or formerly Jimmie Davis (Deed Book 216 Page 510). Thence leaving the line common to now or formerly Tammie Davis and along the line dividing Sections 6 and 5 on a line common to now or formerly Jimmie Davis North 25 deg 37' 20" East a distance of 89.20 feet to an iron pin found (1/2 inch rebar); thence continuing North 25 deg 37' 20" East a distance of 208.00 feet to an iron pin found at a corner common to now or formerly Jimmie Davis and now or formerly Hyatt (Deed Book 246 Page 85). Thence leaving the line common to now or formerly Davis and along a line common to now or formerly Hyatt continuing North 25 deg 37' 20" East a distance of 118.59 feet to an iron rod found; thence continuing North 25 deg 37' 20" East a distance of 487.40 feet to an iron pin found at a corner common to now or formerly Hyatt and now or formerly Clark (Deed Book 224 Page 85). Thence leaving the line common to now or formerly Hyatt and along a line common to now or formerly Clark continuing North 25 deg 37' 20" East a distance of 367.29 feet to the point and place of BEGINNING. Containing 75.10 acres more or less according to the aforementioned survey plat. Should there be

any discrepancy between the aforementioned survey plat and the above metes and bounds description, the survey plat shall prevail.

The subject property is being conveyed to a contiguous property owner
WITHOUT INDEPENDENT ACCESS.

Being the property conveyed to Jerry Lee Cole and wife Alice M. Cole by Warranty Deed dated August 20, 2007 and recorded in WD BK 252, PG 458 on 08/20/07 in the Register's Office, Polk County, Tennessee.

TRACT 2

SURFACE ONLY

All that tract of parcel of land situated in the Postelle Area, Section 6, Fractional Township 4, South Range 5, East of the Ocoee Basis Line in the Third Civil District of Polk County, Tennessee **containing 8.00 acres more or less** and being more particularly described as follows:

BEGINNING at an iron pin located on the East right of way of a fourteen (14) foot asphalt road, known as Postelle Road, said right of way being forty (40) feet maintained, said point of beginning also being the Southwest corner of the property herein conveyed; from said point of beginning along with said right of way the following four calls and distances; in a right hand curve a distance of 120.62 feet subtended by a chord North 01 deg. 10' 59" East a distance of 120.51 feet; thence in a left hand curve a distance of 115.04 feet subtended by a chord North 00 deg 37' 34" West a distance of 114.87 feet; thence North 12 deg. 39' 45" West a distance of 94.30 feet; thence in a left hand curve a distance of 134.3 feet, more or less subtended by a chord North 19 deg. 07' 35" West a distance of 134.1 feet, more or less, to a point in common with said right of way and the center of a stream; thence leaving said right of way and along with centerline of said stream the following nine calls and distances; North 57 deg. 08' 16" East a distance of 191.18 feet; thence South 82 deg. 30' 45" East a distance of 57.52 feet; thence South 41 deg 21' 45" East a distance of 59.85 feet; thence North 83 deg. 53' 15" East a distance of 99.96 feet; thence North 54 deg. 24' 45" East a distance of 118.23 feet; thence North 77 deg. 48' 45" East a distance of 85.55 feet; thence North 62 deg. 06' 15" East a distance of 103.67 feet; thence North 79 deg 23' 45" East a distance of 98.22 feet; thence South 80 deg. 18' 43" East a distance of 152.7 feet; more or less, to a point on the line dividing Sections 5&6; thence leaving said centerline and along with said Section line, South 26 deg. 51' 52" West a distance of 606.01 feet, more or less to an iron pin; thence leaving said Section South 78 deg. 29' 26" West a distance of 552.52 feet to the point of BEGINNING as surveyed by Lane S. Bishop, Registered Land Surveyor, Tennessee No. 1324, on May 30, 1985 and shown as Lot 2 on map designated a 0-103-380035 on file at Tennessee Chemical Company, Copperhill, Tennessee 37317, said map and survey made a part of this description and hereby incorporated by reference, Should there be a discrepancy between the legal description herein and the aforementioned survey plat, the survey plat shall prevail.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO those certain mineral rights, full mining privileges, release from any and all damage to vegetation of all kinds, trees, fruits, etc, which may at any time accrue on account of smoke, fumes, gases or other substances, if any from the mining, smelting and other operations of Tennessee Chemical Company, its successors and assigns and for that purpose, there is reserved a perpetual easement to the property.

THIS CONVEYANCE MADE SUBJECT TO Polk County Subdivision Regulations and Mobile Home Regulations.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO existing easements and right of ways for public roads if any.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO that certain right of ingress, egress, and utility service along existing roads to the subject property.

Being the property conveyed to Jerry Lee Cole and wife Alice M Cole by Warranty Deed dated August 20, 2007 and recorded in WD BK 252, PG 458 on 08/20/2007 in the Register's Office, Polk County, Tennessee

The address of the above described property is Brush Creek Road, Map 104, Parcel 023.01 & 021.00, Ducktown, Tennessee 37326.

TO HAVE AND TO HOLD the same, together with all covenants and warranties contained in the Deed of Trust to the Grantee, its successors and assigns, forever in fee simple. The Deed of Trust recites title as unencumbered, but the sale was advertised and made as Substitute Trustee only, without covenants of seizin or warranties of title, subject to any unpaid taxes or assessments owing on the property, restrictions, easements and building setback lines, and to any prior or superior liens, judgments or Deeds of Trust, and this conveyance is made accordingly.

IN WITNESS WHEREOF, I, the undersigned, as Substitute Trustee, have hereunto set my hand at Chattanooga, Tennessee, this 12th day of May, 2015.

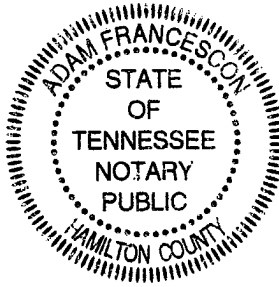
(SIGNATURE ON FOLLOWING PAGE)

James A. Fields
James A. Fields
Substitute Trustee

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

Before me, Adam Francescon, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared James A. Fields, Esquire, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Substitute Trustee for the purpose and consideration therein contained.

WITNESS my hand and official seal at office in the aforesaid County and State on this 12th day of May, 2015.



Adam Francescon
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
July 10, 2017

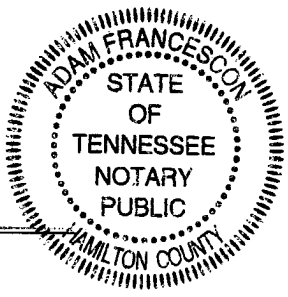
STATE OF TENNESSEE:
COUNTY OF HAMILTON:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is \$326,054.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James A. Fields
Affiant

Sworn to and subscribed before me this 12th day of May, 2015.

Adam Francescon
NOTARY PUBLIC



My commission expires:

MY COMMISSION EXPIRES:
July 10, 2017

BK/PG: WD290/169-174
15000980



6 PGS:AL-SUB TRUSTEES DEED	
KANDI BATCH: 34523	
05/15/2015 - 09:29:56 AM	
VALUE	326054.00
MORTGAGE TAX	0.00
TRANSFER TAX	1206.40
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1239.40

STATE OF TENNESSEE, POLK COUNTY
DONNA (KANDI) BRAMLETT
REGISTER OF DEEDS