

Grantor's Source of Title: Deed of Trust dated June 16, 2006 of record in Book 1179, Page 428 in the Register's Office for Roane County, Tennessee

SUBSTITUTE TRUSTEE'S DEED

This INDENTURE is made as of the 8th day of November, 2013, by and between GREGORY C. LOGUE, Substitute Trustee, of Sevier County, Tennessee, hereinafter called "Grantor," and JEFFERSON FEDERAL BANK, hereinafter called "Grantee."

WITNESSETH:

WHEREAS, JOHN G. GILDAY and wife, SHARON E. GILDAY, executed a Promissory Note, payable to JEFFERSON FEDERAL BANK dated June 16, 2006, in the original principal amount of \$197,625.00 (the "Note"); and

WHEREAS, the Note is secured by a Deed of Trust to David M. Tilson, Trustee, dated June 16, 2006, of record in Book 1179, Page 428, in the Register's Office for Roane County, Tennessee, to which reference is here made (the "Deed of Trust"); and

WHEREAS, GREGORY C. LOGUE, a resident of Sevier County, Tennessee, was appointed Substitute Trustee of the Deed of Trust by Appointment of Substitute Trustee dated September 5, 2013, and of record in Book 1480, Page 41, in the Register's Office for Roane County, Tennessee; and

WHEREAS, default in said Deed of Trust has been made, and proper notification of the parties has previously occurred; and

WHEREAS, Jefferson Federal Bank, the owner and holder of said Note, has demanded the real property described in the Deed of Trust and on Exhibit A hereto (the "Property") to be advertised and sold in satisfaction of said debt and any costs legally accruing in accordance with the terms and provisions of said Note and Deed of Trust; and

WHEREAS, proper notification of the parties has previously occurred pursuant to the Substitute Trustee's Notice of Sale published in the *Roane County News* on October 4, 2013, October 11, 2013, and October 18, 2013 (the "Notice"); and

WHEREAS, on November 8, 2013, at 2:00 p.m., prevailing time, at the main entrance on East Race Street of the Roane County Courthouse, in Kingston, Roane County, Tennessee, where foreclosures are customarily conducted, being the time and place designated for the sale, the Property described herein was offered for sale at public auction to the highest and best bidder, for cash in hand pursuant to the terms of the Notice, and being cried for a reasonable time, was sold to Grantee at a bid of \$120,000.00, said amount being the highest and best bid, which purchase price was paid to Grantor and applied by Grantor as directed and provided in said Deed of Trust.

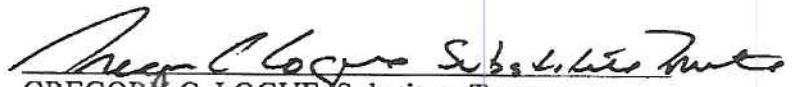
NOW, THEREFORE, in consideration of the premises, and the aforesaid purchase price bid and paid by Grantee, Grantor, as Substitute Trustee, does hereby grant, bargain, sell, transfer and convey unto Grantee the Property described on Exhibit A, to have and to hold the same,

This Instrument was Prepared by: (GCL)
WOOLF, MCCLANE, BRIGHT, ALLEN & CARPENTER, PLLC
900 Riverview Tower, 900 S. Gay Street, Knoxville, Tennessee 37902-1810 (GCL)

808760.1

together with all hereditaments, improvements, buildings, easements and appurtenances thereon and thereunto belonging and appertaining, in fee simple forever, and free from right and equity of redemption and all homestead and dower rights, but subject to all matters shown on any applicable recorded plan or plat; any unpaid taxes that exist as a lien against the Property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record not eliminated by the foreclosure; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the Property. This sale is also subject to any matter that an accurate survey of the Property might disclose.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month, and year first above written.


 GREGORY C. LOGUE, Substitute Trustee

STATE OF TENNESSEE)
 COUNTY OF KNOX)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared GREGORY C. LOGUE, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8th day of November, 2013.


 Notary Public

My Commission Expires:
9-11-17



BK/PG: 1485/786-789
 13007837

4 PGS : AL - TRUSTEES DEED	
KRISTI BATCH: 102288	11/08/2013 - 02:10 PM
VALUE	120000.00
MORTGAGE TAX	0.00
TRANSFER TAX	444.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	467.00

STATE OF TENNESSEE, ROANE COUNTY
 SHARON BRACKETT
 REGISTER OF DEEDS

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, whichever is greater, is \$120,000.00.


Affiant

Subscribed and sworn to before me this 8th day of November, 2013.


Notary Public

My Commission Expires:
9-11-17



CLT #077HA-010.00 and #0707HA-011.00

The best street address for this property is as follows:

Vacant lots, being Lots 37 and 38, Emerald Pointe Circle, Kingston, Tennessee 37763

Name and address of owner and entity responsible for real property taxes:

Jefferson Federal Bank
Attn: Rick Gray
P.O. Box 940
Johnson City, Tennessee 37605

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

EXHIBIT A

SITUATED, LYING and BEING in the Fifth (5th) Civil District of Roane County, Tennessee, and being known as all of Lots 37 and 38 in Emerald Pointe, as shown by map of same of record in Plat Cabinet C, pages 53, 54, and 55, in the Register's Office for Roane County, Tennessee, to which map specific reference is hereby made for a more particular description.

SUBJECT to the terms, conditions, easements, restrictive covenants, and any and all other notes and matters which are of record in Book 1023, page 544, as all of the foregoing may from time to time be amended, modified or corrected and as all are of record in the Register's Office for Roane County, Tennessee.

SUBJECT to all applicable restrictions, building set-back lines, existing easements and to all conditions as shown on the recorded map.

BEING the same property conveyed to John G. Gilday and wife, Sharon E. Gilday by Warranty Deed from Gerald S. Smith and wife, Judith J. Smith, dated July 16, 2006 and recorded in Book 1179, page 425, in the Roane County Register of Deeds office.

See also Deed of Trust of record in Book 1179, Page 428 in the Register's Office for Roane County, Tennessee.

Others who may have in interest in the property being sold or other matters affecting title to the property include the following:

1. Notice of Lien filed against John and Sharon Gilday in favor of Emerald Pointe Property Owners Association dated April 18, 2013 and recorded in Book 1464, page 207, in the Roane County Register's office.
2. Restrictive Covenants recorded in Book 1023, page 544, Register's Office for Roane County, Tennessee, but omitting any covenants or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
3. Matters depicted or disclosed by map of record in Plat Cabinet C, pages 53, 54, and 55 in the Roane County Register's Office.