

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated August 28, 2012, executed by JAMES NASH and wife, MISTY NASH, conveying certain real property therein described to A. RUSSELL BROWN, Trustee for Linda Smith. Said Deed of Trust is of record in Trust Deed Book 501, Page 393, Register's Office, Macon County, TN; and

WHEREAS, Linda Smith is the true and lawful holder of the debt, has declared the entire indebtedness due and payable, and has instructed the Trustee to foreclose said Deed of Trust in accordance with its terms and provisions; and

WHEREAS, a search of the public records at the time of the initial publication revealed no lien filed by the United States or the State of Tennessee which affects the above described property;

NOW, THEREFORE, by the authority vested in me as Trustee, I will on the 29th day of May, 2014, at 10:00 o'clock a.m. at the Macon County Courthouse, Public Square, Lafayette, Tennessee, sell at public auction to the highest and best bidder for cash the following described property known as Map: 059F Group: C Parcel 020.01, situated in the 1st Civil District, Macon County, TN;

Lying and being in the 1st Civil District of Macon County, Tennessee and beginning on a stake in the south margin of Days Road 22 feet from the center line of said road, running S. 0-00-226 feet to a stake (passing the corner fence post at 216 feet); thence line 10 feet S. of a fence S. 67-30 C. 215 feet to a stake in Oscar Fuqua W. boundary line; thence with Fuqua W. boundary line N. 30 W 355 feet more or less to a corner fence post in the S. margin of Days Road; thence with the road N. 82 W. 20 feet to the beginning, survey of Joe E. Holland, August 10, 1976.

Being the property conveyed to James Nash and wife, Misty Nash by Warranty Deed from Linda Smith dated August 28, 2012, recorded on August 28, 2012, in Deed Book 313, page 391, Register's Office of Macon County, Tennessee.

The physical address of this property is thought to be 610 Days Road, Lafayette, TN, but the property is being sold pursuant to the legal description and reliance on the physical address should not be made.

Notice of Trustee's Sale James Nash

Thursday, May 8, 2014

Said sale shall be to the highest bidder for cash in bar of all rights and equities of redemption, statutory or otherwise, homestead, dower, and all other rights or exemptions of every kind, all of which are expressly waived in said Deed of Trust. The title is believed to be good, but the undersigned will convey and sell only as Successor Trustee. The property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. Said sale is subject to all matters shown on any recorded plat, any unpaid taxes, easements, covenants, any prior or superior liens or encumbrances, and to any matter that an accurate survey might disclose. This sale is also subject to the rights of any person in possession.

If a high bidder fails to close a sale, the Successor Trustee shall have the option of making the sale to the next highest bidder who is able, capable, and willing to comply with the terms thereof. The right is reserved to adjourn the sale to another day, place or time certain, without further publication, upon announcement of same at the time of adjournment.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

A. Russell Brown, Attorney at Law
Successor Trustee
112 Public Square – P.O. Box 747
Lafayette, TN 37083
615-666-7595

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