THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TENNESSEE 37215-2860

Davidson County DEEDTRS
Recvd: 04/08/05 10:35 2 pg
Fees:13.00 Taxes:448.53
20050408-0038789

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee

to
ANDREW W. REGG, IV
1139 Kimberly Drive
Goodlettsville, TN 37072
SEND TAX BILLS HERE
NO MORTGAGEE

Map & Parcel No. 63-16-B-129 C0

WHEREAS, Everett Cody Marlatt and Amy S. Marlatt, husband and wife executed a deed of trust on the 8th day of March, 2002, which was recorded as Instrument No. 20020314-0032509, Register's Office, Davidson County, Tennessee, conveying to T. Michael Logan, Trustee, the property hereinafter described to secure the payment of a promissory note payable to SunTrust Bank, Nashville, N.A. referred to in said deed of trust; and

WHEREAS, the aforesaid note and deed of trust were assigned to SunTrust Mortgage, Inc. by assignment recorded as Instrument No. 20020314-0032510, said Register's Office; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded as Instrument No. 20050210-0015322, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, Grantor herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: April 5, 2005 at 10:30 a.m. at the front door of the Courthouse in Nashville, Davidson, County, Tennessee, at which time the Successor-Trustee, Grantor herein, offered for sale the property hereinafter described to the highest and best bidder for cash at public outcry **in bar of all right of homestead, equity or redemption, statutory right of redemption and all other rights of every kind, including, but not limited to, a statutory right to an elective share in the property,** all of which were waived and relinquished in said Deed of Trust; and

WHEREAS, Grantee herein, Andrew W. Regg, IV, being the highest and best bidder at said sale with a bid of ONE HUNDRED TWENTY-ONE THOUSAND TWO HUNDRED TWENTY-FIVE and No/100 Dollars ($121,225.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of ONE HUNDRED TWENTY-ONE THOUSAND TWO HUNDRED TWENTY-FIVE and No/100 Dollars ($121,225.00), paid by Andrew W. Regg, IV the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Andrew W. Regg, IV his successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Hampton Park, as of record in Plat Book 6900, Pages 550 through 552, corrected in Book 7462, Page 445, Book 8110, Page 401, and Book 8181, Page 112. Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Everett Cody Marlatt and wife, Amy S. Marlatt by deed appearing as Instrument No. 20010226-0017567, said Register's Office.

This is improved property also known as 513 Granwood Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Andrew W. Regg, IV, his successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, Grantor herein, does hereby transfer and assign to Andrew W. Regg, IV, his successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 5th day of April, 2005.

Michael J. Philbin, Successor-Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of April, 2005.

Notary Public

7-19-08
Commission Expiration Date

JILL CONNORS
Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $121,225.00.

Andrew W. Regg, IV, AFFIANT

Subscribed and sworn to before me this 5th day of April, 2005.

Notary Public

7-19-08
Commission Expiration Date

JILL CONNORS
Printed Name of Notary