This Instrument Was Prepared By:

The Law Office of Yancy Belcher
2306 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122
(615) 773-2889

Davidson County DEEDTRS
Recvd: 10/28/05 14:38 3 pgs
Fees:18.00 Taxes:101.20
20051028-0130572

TRUSTEE'S DEED

ADDRESS NEW OWNER	SEND TAX BILLS	MAP/PARCEL:
Sandy Walpole	New Owner	64-9/29
2031 Hidden Cove Road		
Mt. Juliet, Tennessee 37122		

WHEREAS, under date of the 12th of April, 2005, Sandra Mazurek Walpole executed a certain Appointment of Successor Trustee to Yancy Belcher, Attorney, Trustee, for the purpose of securing the debts and obligations therein described, which Appointment of Successor Trustee is of record as instrument number 20050414-0041747, Davidson County, Register of Deeds, Davidson County, Tennessee.

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Trustee, has been requested by Sandra Mazurek Walpole, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of June 9, 2005, June 16, 2005, and June 23, 2005, of said newspaper, such having been advertised for sale on June 30th, 2005, commencing at 9:00 am at the main entrance of the Register of Deeds for Davidson, County, Nashville, Tennessee at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by Sandra Mazurek Walpole, to wit: a bid of twenty-seven thousand, three hundred-fifty ($27,350.53) dollars and fifty-three cents, which bid was then and there accepted by the undersigned as Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Yancy Belcher, Attorney, as Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto Sandra Mazurek Walpole, the property advertised and sold as herein above recited, situated, lying, and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being the westerly 50' of Lots 30, 31, and 32 of Block "K" on the Plan of Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County.

Beginning at a point in the southwesterly corner of said tract, northerly side of Commerce Street, at the intersection of a 10' alley with Commerce Street and proceeding N 6 degrees 27 minutes W 50', parallel to said 10' alley; N 88 degrees E, 50' S 1 degree 17 minutes W 70.67'; N 70 degrees 24 minutes W, 57.33', parallel to Commerce Street to the point of beginning, containing .073 acres, more or less.

Being the same property conveyed to Sandra Mazurek by deed from Oscar Kidd and wife, Kattie F. Kidd of record in Book 5542, page 595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa Renee Hale, single and Emmitt L. Still, III, single, by deed from Sandra Mazurek Wapole of record in Book 7833, pages 45-46, Register's Office for Davidson County, Tennessee.

This is an improved property known as: 204 Commerce Street, Old Hickory, Tennessee 37138.

The undersigned Trustee believes the title hereby conveyed to be good, subject to all mortgages recorded prior to the aforesaid Appointment of Successor Trustee, all prior recorded easements, restrictions, and liens and all rights possessed by virtue of any recorded state, federal or local tax liens, but warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This the 25th day of October 2005.

Yancy Belcher, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yancy Belcher, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Trustee's Deed for the purposes therein contained, this the 25th day of October, 2005 at Mt. Juliet, Tennessee.

NOTARY PUBLIC

LAURA B. BALDACCI NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

My Commission Expires: 5/7/07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration for this transfer, whichever is the greater, is $27,350.53.

AFFIANT

Sworn to and subscribed before me this the 25th day of October 2005.

NOTARY PUBLIC

My Commission Expires: 5/7/07

LAURA B. BALDACCI
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN