Davidson County DEEDTRS
Recvd: 06/15/06 15:18 2 pgs
Fees:13.00 Taxes:150.29
20060615-0071670

[Space above this line for Register of Deeds Office use]

Trustee's Deed

Address of New Owner(s):
Marbut G. Gaston, Jr., Trustee
2211 Crestmoor Road
Nashville, TN 37215-2020

Send Tax Bills To:
New Owner at Same Address

Map-Parcel:
Map: 133-01-0
Parcel: 347.00
6DA-84686

WHEREAS, by Deed of Trust dated October 31, 1992, of record in Book 8933, page 966, Register's Office for Davidson County, Tennessee, Douglas Ray Roberson, Jr., and wife, Deanna P. Roberson conveyed the property herein described to Martin E. Gilmore, Jr., Trustee, to secure payment of an indebtedness {Note} therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness secured by said Deed of Trust and in the performance of the other covenants and agreements contained in said Note and Deed of Trust; and,

WHEREAS, the entire indebtedness secured by said Deed of Trust has matured and is past due and unpaid, the owners and holders of said indebtedness having declared all the unpaid installments, principal, interest due thereon, and costs now due and payable, and have called upon the undersigned to exercise the power of sale conferred upon the undersigned by and in said Deed of Trust and to advertise and sell the hereinafter described property according to the terms of said Deed of Trust; and,

WHEREAS, in accordance with said request, the hereinafter described property was advertised for sale in the NASHVILLE BUSINESS JOURNAL, a newspaper published in Davidson County, Tennessee, with three (3) separate publications on May 12, 2006, May 19, 2006, and May 26, 2006, giving the time, terms, place of sale and description of the real property. Said Notice of Sale was also mailed, certified mail return receipt requested, to said borrowers on May 9, 2006 ; and,

WHEREAS, pursuant to said notice the undersigned did offer said property for sale at public outcry on June 6, 2006 at 10:00 a.m., at the front door of the Register of Deeds Office, northwest entrance door, Gaylord Entertainment Center, 6th & Broadway, in Nashville, Davidson County, Tennessee, being the being the time and place mentioned in said advertisements, in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to **Marbut Glenn Gaston, Jr., Trustee** being the highest, best, and last bidder in connection therewith and became the purchaser.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the sum of Ten Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **I, Martin E. Gilmore, Jr., Trustee, the GRANTOR**, do hereby sell, transfer and convey unto **Marbut G. Gaston, Jr., Trustee, as Trustee with full power to mortgage, sell, encumber, restrict and/or convey in any manner whatsoever without the requirement of the joinder of any Trustor or Beneficiary of said Trust, the GRANTEE**, the grantee's heirs and assigns, in bar of equities of redemption, statutory redemption, and homestead, the following described real estate, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 4-B**, on the plan of Zone Lot Division Resub of Lots 1, 2, 3 and 4 of the **Resub of Lots 39 and 40, H. G. McNabb Subdivision**, as of record at **Plat Book 6250, page 546**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to Douglas Ray Roberson, Jr., and wife, Deanna P. Roberson by Deed at Book 8933, page and then conveyed to Martin E. Gilmore, JR., Trustee, by Deed of Trust at Book 8933, page 966, both said Register's Office, and the above description is the same as appears therein.

This is IMPROVED property known as: **535 Drake Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD the herein above described property, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said Grantee, grantee's heirs, successors, and assigns in fee simple forever. The said undersigned, the Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under said Trustee, as said Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Trustee, acting solely in his capacity as said Trustee, but no further or otherwise, has executed this instrument on the 15th day of June, 2006.

Martin E. Gilmore, Jr., Trustee
Acting solely in my capacity as said Trustee

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public in and for said County and State, did personally appear **Martin E. Gilmore, Jr., Trustee** 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. IN WITNESS whereof, I have set my hand and official seal at Nashville, Tennessee, this 15th day of June, 2006.

My Commission Expires: 09-22-2007

Notary Public:

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transaction is $ 40,619.55.

Affiant

Sworn to and subscribed before me this 15th day of June, 2006.

My Commission Expires: 09-22-2007

Notary Public

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law,
2211 Crestmoor Road, Nashville, TN 37215, (615) 385-2804, TN Supreme Court #003143