Davidson County DEEDTRS
Recvd: 11/07/06 13:56 3 pgs
Fees:18.00 Taxes:40.70
20061107-0138631

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Map & Parcel:
119-01 0 237.00

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated July 18, 2005, executed by **WOODLAWN TRUST by Richard Wallace, Trustee** and recorded as Instrument No. 20050805-0092662, Register's Office for Davidson, Tennessee, the herein described property was conveyed to CURTIS M. LINCOLN, Trustee, to secure the indebtedness described in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, MIDSTATE LENDERS, INC.; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record as Instrument No. 20050805-0092662, Register's Office for Davidson County, Tennessee, and MIDSTATE LENDERS, INC. being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, the lawful holder of said indebtedness having requested Curtis M. Lincoln, Trustee, to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

WHEREAS, Curtis M. Lincoln, Trustee, did give more that twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the *Nashville Record*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on September 14, September 28 and September 28, 2006, stating that on the 11th day of October, 2006, at 10:00 a.m. at the outside door to the Register's Office, Gaylord Entertainment Center in Nashville, Tennessee, said property herein after described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date October 11, 2006, said Curtis M. Lincoln, Trustee, offered said property for sale at public outcry and said property was subsequently sold to FRANK BEASLEY, for **Eleven Thousand Dollars and 00/100 ($11,000.00)** which was the amount of the highest and last bid, to apply on said indebtedness, interest and all costs under said Deed of Trust, said bid being the highest and last bid.

NOW, THEREFORE, I, Curtis M. Lincoln, Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, credited and applied as a payment on the indebtedness secured by the aforementioned Deed of Trust, do hereby bargain and sell and by these presents do hereby transfer and convey to said **FRANK BEASLEY**, his successors and assigns, as Grantee, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 170 on the Map of Overhill City and W. H. Fox's Subdivision of Block 14 and other blocks in Cumberland Nurseries as of record in Book 332, Page 21, Registers' Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWS:

Part of Lot No. 170 acquired by the State of Tennessee for highway purposes by Deed recorded in Book 6146, Page 204, said Registers' Office.

BEING the same property conveyed to RICHARD WALLACE, Trustee of the Woodlawn Trust by Deed dated July 28, 2005, and executed by EDYTHE M. TOWNSEND and SANTWON T. TOWNSEND and recorded as Instrument No. 20050805-0092661, said Registers' Office.

This property is known as 2223 Foster Avenue, Nashville, TN 37210.

The said Curtis M. Lincoln, Trustee, does hereby sell this property as Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

WITNESS my hand and seal on this the 31 day of October, 2006.

Curtis M. Lincoln

CURTIS M. LINCOLN- Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Curtis M. Lincoln, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 31 day of October, 2006.

M.V. Brooks

NOTARY PUBLIC

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 05/12/09

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $11,000.00.

AFFIANT

Sworn to and subscribed before me on this the 31 day of October, 2006.

M.V. Brooks
NOTARY PUBLIC

M. V. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 05/12/09

ADDRESS OF NEW OWNER and
SEND TAX BILLS TO:

Mr. Frank Beasley
4625 Setter Court
Nashville, TN 37207