Davidson County DEEDTRS
Recvd: 03/29/07 12:36 3 pgs
Fees:18.00 Taxes:129.50
20070329-0037619

Trustee's Deed

Tennessee
Map: 81-10-260

WHEREAS, by Deed of Trust Dated February 27th, 2004, in **Instrument No. 20040316-0029947, and re-recorded in Instrument No. 20040416-0043181, Register's Office** of Davidson County, Tennessee Larry Adams, Ricky Adams, and Gwen Brandon, conveyed to Richard Manson, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise for sale in conformity with the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on February 13, 2007 at the main entrance of the Register of Deeds Office located at 501 Broadway Suite 501, Gaylord Entertainment Center of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, no bidders were present to purchase the property and;

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and there being no purchases for value at the sale held and advertised the undersigned, Richard Manson, as Trustee, does hereby grant, bargain, sell and convey to the holders, Tanya C. Mayes, and Quinton C. Darrow, their heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being the easterly 50 feet of Lot No. 361, as shown on the map entitled J.M. T.J. and G.W. Harding's Plan of Lots in North Nashville, of record in Plat Book 21, Page(s) 80, Registrar's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky Adams, married, Larry Adams, unmarried, and Gwen Brandon, unmarried, by deed of record in Instrument No. 20040316-0029946.

This is improved property commonly known as 2301 Buchanan Street, Nashville, Tennessee 37208

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and herditaments thereunto belonging or in any wise appertaining unto Tanya D. Mayes, and Quinton C. Darrow, their successors and assigns in fee simple forever, to whom the said Richard Manson, Trustee, warrants the title to the aforementioned real property against the lawful claims of all person claiming by, through or under him, as such Trustee but not further or otherwise.

The said Trustee has applied the consideration as follows:

Recording and Release Fees	$147.50
Advertisement& Publication Expense	$353.36
Attorney& Trustee Fees	$750.00
	$1,250.86

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IT WITNESS WHEREOF, the said Richard Manson, Trustee, has on March 20th, 2007, here unto set his hand and seal.

Richard Manson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of March, 2007, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Richard Manson to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and Year above written.

Notary Public

My Commission Expires: _____

BRENDA ANNE WILSON
NOTARY PUBLIC FOR STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007

Property Owner and Agency Responsible
Tanya D. Mayes, and Quinton C. Darrow
741 Falcon Drive
Madison Tennessee 37115

Property Address
2301 Buchanan Street
Nashville, TN 37208

Return Document To:
Manson, Jones & Associates
2280 Metrocenter Blvd.
Ste. 300
Nashville, Tennessee 37208-2726
(615 254-1600)

Prepard by:
Same as Return.

State of Tennessee- County of Davidson
The Actual Consideration of True Value, Whichever
Is Greater, for this Transfer is
Thirty Five Thousand Dollars and no/100

Affiant Tiffany R. Addison

Subscribed and Sworn to before me, this the 20th day of March 2007.

Notary

My Commission Expires:

BRENDA ANNE WILSON
NOTARY PUBLIC FOR STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007