Davidson County DEEDTRS
Recvd: 10/22/07 13:24 2 pgs
Fees:13.00 Taxes:167.71
20071022-0124891

TRUSTEE DEED

GRANTOR:
Charles C. Burridge, Trustee
3016 Hedrick Street
Nashville, TN 37203

GRANTEE:
E. Mark Turner
5007 Timber Trail
Mt. Juliet, TN 37122

SEND TAX BILL TO:
E. Mark Turner
5007 Timber Trail
Mt. Juliet, TN 37122

MAP PARCEL NO.
Map - 83-3
Parcel - 36

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

APPENDIX II
FORM FOR OATH

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 45,328, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

E. Mark Turner
AFFIANT

Sworn to and subscribed to before me on this the 22 day of OCT, 2007

5-24-2008
Comm. Exp.

Notary Public

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Whereas, under a deed of trust dated July 14, 1988, executed by Oscar J. hardemon and wife, Mamie L. Hardemon of record in book 7600 page 747 in the Register's office for Davidson County, Tennessee, conveyed to the undersigned trustee's successor in interest, the hereinafter described property to secure the therein mentioned indebtedness; and

Whereas, the said the rightful and lawful holder of the indebtedness secured by said deed of trust did appoint the undersigned Charles C. Burridge as substitute trustee by instrument number 20070910-0108636 of record in said register's office, and

Whereas, default having been made in the terms, conditions and payments made and provided for in said deed of trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest thereon due and payable; and

Whereas, no liens of the United States nor of the State of Tennessee were identified that would have require notice as described in 26 U.S.C. section 7425(d)(1) and/or T.C.A. section 67-1-1433(c)(1), respectively; and

Whereas, I, Charles C. Burridge, the undersigned Trustee, did give statutory notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record dated September 14, 21, & 28, 2007, stating that on October 16, 2007, at 3:30 p.m. at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash or certified check subject to all unpaid taxes, restrictions, easements prior liens or encumbrances and other matters of record; and

Whereas, on said date at the time and place stated in said advertisement and as set forth above and on said terms, I, Charles C. Burridge, the undersigned Trustee, offered said property for sale at public outcry and sold said property to E. Mark Turner, the holder of the indebtedness secured by the deed of trust for the remaining balance of the indebtedness, accrued interest, costs of the sale and expenditures incurred by the holder of the indebtedness to prevent waste to the

herein described real estate and for a total or $45,328.00, which was the highest, best and last bid.

Now, therefore, for and in consideration of the sum hereinbefore set out I, Charles C. Burridge, Trustee, do by these presents transfer and convey into E. Mark Turner, (hereinafter referred to as Grantee), his successors and assigns the following described real estate:

Being Lot No. 16 on the Plan of R.T. Creighton's Subdivision Of Lots Nos. 42 and 43, Brownsville, as of record in Book 332, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Oscar J. Hardemon and wife mamie L. Hardemon, by a deed of record in book 7600 page 743 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 120 Creighton Avenue, Nashville, Tennessee, 37206.

To have and to hold said property with the appurtenances estates, title and interest thereto belonging to said grantee and the grantee's successors and assigns forever. I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said deed of trust in as full and ample manner as under it I can or should do, but I convey and assign only as Trustee and not any further or otherwise.

Witness my hand on this the 16th day of October, 2007.

Charles C. Burridge

Charles C. Burridge, Trustee

State of Tennessee
County of Davidson

Personally appeared be fore me, David Heyburn, a Notary Public in and for said state and county, Charles C. Burridge, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 17 day of October, 2007

11.14.09
comm. expires

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

PREPARED BY:
Charles C. Burridge, Atty
3016 Hedrick Street
Nashville, Tennessee 37203