Davidson County DEEDTRS
Recvd: 05/22/08 15:11 3 pgs
Fees:18.00 Taxes:462.50
20080522-0052741

This Instrument Prepared By Daniel L. Wischhof, Attorney
112 Long Hollow Pike, Ste. 206, Goodlettsville, TN 37072

SUCCESSOR TRUSTEE'S DEED

Index New Owner	Send Tax Bills to:	Map and Parcel No.
Cornerstone Investments, Inc. 718 Thompson Lane, Ste. 108 Nashville, Tennessee 37204	Same	Map 83.02 Parcel 155

By a Deed of Trust dated November 30, 1998 and of record as Instrument No. 20010212-0013478, Register's Office for Davidson County, Tennessee, Grady Cletus Chapman conveyed to William D. Castleman, Trustee, the property described below to secure to Sam N. Young and Evelyn H. Young the payment of an indebtedness evidenced by a Note dated December 1, 1998 in the original principal amount of Sixty-Three Thousand Dollars and 00/100 ($63,000.00). By virtue of the authority set forth in the aforesaid Deed of Trust, said holder appointed the undersigned Daniel L. Wischhof as Successor Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, by instrument recorded as Instrument No. 20080403-0033884, said Register's Office.

Said holder having given the undersigned notice of default in the grantor's undertakings made in said Deed of Trust, including the payment of the indebtedness secured thereby, and having demanded that the property be sold as set out therein,

I, the undersigned Daniel L. Wischhof, Successor Trustee, advertised on April 11, April 18, and April 25,2008 in the Nashville Business Journal, a newspaper published in Davidson County Tennessee, the sale of said property to be cried on May 2, 2008 at 12:00 P. M at the front door of the Sommet Center, Davidson County; at which time and place I appeared and, with the consent and for the benefit of Gloria Daniel, sole heir of said Grady Cletus Chapman, publicly adjourned said sale until May 22, 2008 at 12:00 P. M. at the same location; and

Then and there offered said property for sale at public outcry, to the highest bidder for cash, and in bar of any right or equity of redemption or homestead, said rights and

equities having been expressly waived in said Deed of Trust. The highest and best bidder was Cornerstone Investments, Inc., in the amount of $56,000.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, I, the undersigned Daniel L. Wischhof, Successor Trustee, hereby sell, grant and convey to Cornerstone Investments, Inc. all right, title and interest in and to the property described herein which I, as said Trustee hold by virtue of said Deed of Trust. I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under me, but not further or otherwise, said property being conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

The property conveyed herein is particularly described as follows:

LAND in Davidson County, Tennessee, being the Easterly 75 feet of the Westerly 150 feet of Lot No. 12 of Block "B" on the plan of the subdivision of the Weakley Home Place as of record in Book 161, Page 131, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Weakley Avenue 275 feet Easterly from Porter Avenue or Sixteenth Street, said point of beginning being the Northeast corner of the property conveyed by Frank Swint and wife, to George M. Gaddy and wife, by deed of record in Book 796, page 10, Register's Office for said County. Thence easterly with said margin of Weakley Avenue 75 feet; thence southerly 260 feet to the line between Lots Nos. 12 and 14, Block "B" on said Plat. Thence westerly with the line between the said lots 75 feet, more or less, to the southeast corner of said property conveyed to the said Gaddy and wife; thence with their easterly line northerly 270 feet, more or less, to the beginning.

BEING the same property conveyed to Grady Cletus Chapman by deed from Sam N. Young and wife Evelyn H. Young, of record as Instrument 20010212-0013477, R. O. D. C. T.

This is improved property located at **1610 East Sharpe Avenue, Nashville, Tennessee 37206**

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 22nd day of May, 2008.

DANIEL L. WISCHHOF
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned of said county, Daniel L. Wischhof, Successor Trustee, the within named bargainor, 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 he purposes therein contained.

Witness my hand at office, this 22nd day of May, 2008.

NOTARY PUBLIC

My commission expires: 9/20/08

JENNY TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 56,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of May, 2008.

NOTARY PUBLIC

My commission expires: 9/20/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 125,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY 2008
Deputy Register

JENNY TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.