Davidson County DEEDTRS
Recvd: 05/22/08 15:49 2 pgs
Fees:13.00 Taxes:468.27

20080522-0052750

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$126,559.97** (One Hundred Twenty Six Thousand, Five Hundred Fifty Nine Dollars and Ninety Seven Cents).

AFFIANT

Subscribed to and sworn before me this 8th day of May, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN. (NOTARY SEAL)

My Commission Expires JUNE 5, 2011

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**Grissim Title**
2309 Crestmoor Road, Suite 300, Nashville, TN 37215, 615-298-1826

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Robert A. Green<br>614 Weatherbeaten Place<br>Hermitage TN 37076 | SAME | **052-01-0-326.01** |

# TRUSTEE'S DEED

This Deed is executed to be effective as of the **8th day of May, 2008**, from **Jeffrey M. Grissim** as grantor, in his capacity as trustee, to **Robert A. Green** as grantee.

WITNESSETH:

WHEREAS, on **August 28, 2007**, **George Daniel and wife Gloria D. Daniel**, residents of Davidson County, Tennessee, executed a Deed of Trust (the "Deed of Trust") to **Jeffrey M. Grissim**, Trustee, to secure the prompt payment of certain indebtedness payable to **Robert A. Green** *("Beneficiary")*, which indebtedness is evidenced in part by a promissory note (the "Note") as is more particularly described in the Deed of Trust, which is of record in the Register's Office of Davidson County, Tennessee in **Instrument No. 20070830-0104266** to which reference is hereby made; and

WHEREAS, default was made in the payment of the Note and the performance of the covenants made in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, by virtue of the power and authority vested in me as Trustee under the Deed of Trust, at the request of Beneficiary, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment in satisfaction of the indebtedness, including principal, interest, attorney's fees and costs of sale, I, **Jeffrey M. Grissim**, as Trustee did on **May 8, 2008**, commencing at **10:00 o'clock a.m.** pursuant to advertisement published in **The Tennesseean**, in the editions of **April 18, 2008**, **April 25, 2008**, and **May 2, 2008**, offer for sale and sold at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, statutory redemption, dower and homestead, the hereinafter described real estate, at which such sale **Robert A. Green** became the highest and best bidder at and for the sum of **One Hundred Twenty Six Thousand, Five Hundred Fifty Nine Dollars and Ninety Seven Cents ($126,559.97)**; and

WHEREAS, the proceeds of such sale have been applied in payment of the advertising charge, attorney's fees, and all other costs of sale, and the balance applied as a payment or credit on the Note thereby secured;

NOW, THEREFORE, I, **Jeffrey M. Grissim**, Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell, transfer and convey unto as grantee the following described real estate having an address of , in County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 2 in the subdivision of part of the Chadwell Tract, of record in Book 421, page 61, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Neely's Bend Road, said point being the northwest corner of the property conveyed to Joseph L. White by deed of record in Book 777, page 79, said Register's Office, and being 265 feet westerly from the westerly margin of Idlewild Avenue; thence southwardly with the westerly line of said White property, 350 feet to a point; thence westwardly along a line parallel to the southerly margin of Neely's Bend Road, 120 feet to a point in the line between Lots Nos. 1 and 2 in said plan; thence northwardly with the line between said two lots, 350 feet to a point in the southerly margin of Neely's Bend Road; thence eastwardly with said margin of said road, 120 feet to the point of beginning.

BEING the same property conveyed to George Daniel and Gloria D. Daniel by deed of record in Instrument No. 20070830-0104266, Register's Office for Davidson County, Tennessee.

| This is: | (X) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**562 Neelys Bend Road**<br>**Madison, TN 37115** |
|---|---|---|

The sale was advertised and made as trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Trustee, but not otherwise, hereby assigns and sets over to grantee all of the covenants and warranties contained in the Deed of Trust and in any prior deeds referred to in said Deed of Trust.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

IN WITNESS WHEREOF, I, Jeffrey M. Grissim, Trustee, have executed this instrument to be effective this 8th day of May, 2008.

Jeffrey M. Grissim, Tr. JR

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 8th day of May, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Grissim,** JR with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of May, 2008.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011