Davidson County DEEDTRS
Recvd: 06/12/08 13:48 2 pg
Fees:13.00 Taxes:601.25
20080612-0060714

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 21, 2005, recorded in Instrument No. 20050328-0032365 in the Register's Office of Davidson County, Tennessee, Robert H. Barnes and wife, Lois G. Barnes conveyed to Steven G. Waters, Trustee, 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 has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 5/16/2008, 5/23/2008, and 5/30/2008, in THE NASHVILLE RECORD, by which advertisement, the sale was held on June 10, 2008, at the outside door of the Register's of Deeds office located at the Sommett Center, 501 Broadway, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Steven G. Waters, as Trustee, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale PCS Realty, a Tennessee General Partnership, being the highest and best bidder, became the purchaser of said property at and for the sum of $162,500.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the payment by PCS Realty, a Tennessee General Partnership, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Steven G. Waters, as Trustee, does hereby grant, bargain, sell and convey unto PCS Realty, a Tennessee General Partnership, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Diroff Subdivision, of record in Plat Book 7900, page 309, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of Charlotte Pike, said point being the common point between the subject property and the Southeast corner of the property described in Book 5565, page 512, said Register's Office; thence North 57 degrees 12 minutes 52 seconds West 109.33 feet to a point; thence North 62 degrees 47 minutes 33 seconds West 25.49 feet to a point; thence North 61 degrees 34 minutes 14 seconds West 72.86 feet to a point; thence South 25 degrees 36 minutes 43 seconds West 214.42 feet to a point; thence South 82 degrees 30 minutes 00 seconds East 181.68 feet to a point; thence with the right-of-way of Charlotte Pike, 144.09 feet to the point of beginning.

Conveyed herewith and appurtenant thereto is a 25 foot wide ingress and egress easement along the northeasterly line of subject property, having a length of 159.82 feet and more particularly defined in the above referenced plat.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20050328-0032365, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 8435, page 330, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, easements and restrictions.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said PCS Realty, a Tennessee General Partnership, its successors and assigns, forever, to whom the said, Steven G. Waters, Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN WITNESS WHEREOF, the said Steven G. Waters, Trustee, has hereunto set his hand on June 10, 2008.

Steven G. Waters, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On June 10, 2008, before me, a Notary Public, in and for said State and County, personally appeared Steven G. Waters, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Trustee and as his free act and deed.

WITNESS my hand and official seal at office the day and year above written.

Notary Public

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on June 10, 2008.

Notary Public

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

PROPERTY ADDRESS:
7128 CHARLOTTE PIKE, NASHVILLE, TN 37209

PROPERTY OWNER:
PCS Realty, a Tennessee General Partnership
P. O. Box 681209
Franklin, TN 37068-1209

SEND TAX BILLS TO:
Property Owner

Map & Parcel 102 00 0 075.00

THIS INSTRUMENT PREPARED BY:
Steven G. Waters, PLLC
100 Bluegrass Commons Blvd., Suite 115
Hendersonville, TN 37075

RETURN TO:
Steven G. Waters, PLLC
100 Bluegrass Commons Blvd., Suite 115
Hendersonville, TN 37075