Davidson County DEEDTRS
Recvd: 08/20/08 11:14 3 pg
Fees:18.00 Taxes:1830.39
20080820-0085523

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
The Bank of Nashville 401 Church Street Nashville, Tennessee 37219	Same	075 130 10700
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (EHB) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Param Bhatia and Harkiran Chaudhri, by Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement dated December 13, 2004, of record as Instrument No. 20041214-0148782 (the "Deed of Trust"), transferred and conveyed to Linda L. Hood, Trustee, the property described in Exhibit "A" hereto (the "Property"), Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20080721-0074431, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock a.m. (11:00 a.m.), August 19, 2008, at the main door of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, when and where The Bank of Nashville ("Grantee"), became the last and highest bidder for cash at the price of Four Hundred Ninety-Four Thousand Seven Hundred and No/100 Dollars ($494,700.00).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $494,700.00.

Barbara Jennings
Affiant

TAMELA ATKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 19th day of August, 2008.

Tamela Atkins
NOTARY PUBLIC
My Commission Expires: May 23, 2009

My Commission Expires MAY 23, 2009

1931845 v1
004510-291 08/19/08

NOW, THEREFORE, in her capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Emily H. Bowman, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs, successors and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Emily H. Bowman, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under her. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

This is improved property known as 108 Bonnabrook Drive, Hermitage, Davidson County, Tennessee

Words used herein indicating number or gender shall be read as context may require.

Dated this 19th day of August, 2008.

Emily Bowman

Emily H. Bowman, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela Elkins, a Notary Public in and for said County and State, the within named Emily H. Bowman, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of August, 2008.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

Pamela Elkins

Notary Public
My Commission Expires: May 23, 2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, on the Plat of James K. Wall Subdivision, as shown on plat of record in Plat Book 4470, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Param Bhatia and Harkiran Chaudhri, by Limited Warranty Deed of record as Instrument No. 20041214-0148780, said Register's Office.