Davidson County DEEDTRS
Recvd: 08/28/08 09:59 3 pgs
Fees:18.00 Taxes:342.05
20080828-0088340

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

BOOK NO. 8660, PAGE NO. 851
Re-recorded Book 8710, Page 740

Responsible Taxpayer and Property Owner:
Tax Parcel No. 136-06-0104.00

Name: CDR Investments, LLC

Address:101 Golden Meadow Lane
Franklin, TN 37067

Common Description: 114 Islandia Ct. East
Nashville, TN 37217

Legal Description..... :LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 337, PRIEST LAKE PARK, SECTION 5, AS OF RECORD IN PLAT BOOK 4460, PAGE 176, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $92,446.22 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 17th day of July, 2008

Notary Public
My Commission Expires: 12/12/2011.

STEPHANIE SIENA
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES
12/12/2011

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Matthew Anthony Battle, Sr** dated **6/25/1992** and recorded **6/25/1992, re-recorded 8/25/1992** in Book **8660** at Page **851, Re-recorded in Book 8710, Page 740**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Secretary of Veteran's Affairs an Officer of the United States of America** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, July 17, 2008 at 10:00 a.m. pursuant to the advertisement published in the **Davidson AM** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **CDR Investments, LLC** became the highest and best bidder(s) at and for the sum of **$92,446.22** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **CDR Investments, LLC,** Grantee, the following described real estate, to wit:

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To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

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 in effect thereon 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 recorded in Book **8660**, Page 851, Re-recorded Book 8710, Page 740 referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 17th day of July, 2008.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Stephanie Siena, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 17th day of July, 2008.

Notary Public

My Commission Expires: 12/12/2011.

