THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
Goodlettsville, Tennessee 37072

NEW OWNER & ADDRESS:
Gayle Ballou, et ux
1285 Lowes Lane
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

MAP-PARCEL:
04309000700

Davidson County DEEDTRS
Recvd: 11/13/08 14:23 4 pgs
Fees:23.00 Taxes:111.00
20081113-0112430

TRUSTEE'S DEED

This instrument made and entered into on this the 12th day of November, 2008, by and between JOE M. HAYNES, Trustee, Party of the First Part, and GAYLE G. BALLOU and wife, ELAINE E. BALLOU, Party of the Second Part.

WHEREAS, by an Installment Deed dated July 9, 2008, of record in the Register's Office for Davidson County, Tennessee, in instrument number 20080710-0070926, Gayle G. Ballou and wife, Elaine E. Ballou, conveyed to Julio Enrique Roche Cruz, an unmarried person, in which Joe M. Haynes was appointed Trustee, the hereinafter described real estate; and,

WHEREAS, at the request of the holder of the indebtedness, I, Joe M. Haynes, Trustee, under and by virtue of the powers vested in me as such Trustee in said Installment Deed, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by three successive publications namely: October 24, 2008, October 31, 2008, and November 7, 2008, in the Tennessean, Davidson AM, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash

and in bar of the equities of redemption, dower and homestead and provided in said deed and subject to all restrictions of record, all unpaid taxes and other prior liens of record.

Pursuant to said advertisement, on Wednesday, November 12, 2008, at 10:00 A.M. at the front door of the Register's Office for Davidson County, Tennessee, 501 Broadway, Nashville, Tennessee 37203, I, Joe M. Haynes, as said Trustee, offered for sale at public auction to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to Gayle G. Ballou and wife, Elaine E. Ballou, at the price of Thirty Thousand and no/100 ($30,000.00) Dollars, this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, Joe M. Haynes, Trustee, do hereby sell, transfer, and convey to Gayle G. Ballou and wife, Elaine E. Ballou, their successors and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record the following described real estate, to wit:

> Land in Davidson County, Tennessee, in the 11th formerly the 19th District of said County, being a part of Lot No. 2 on the map of the Division of the Gee Lands of record in Book 332, page 74, Register's Office for said County, and being the easterly 65 feet front and 36.5 feet rear of Lots No. 15, 16, and 17 and 18, Block "A" on the unrecorded subdivision of said Lot No. 2 of said Gee Lands and described according to a survey made by

Blanchard and Parrish Engineers on December 24, 1941, as follows:

BEGINNING at a point in the northerly margin of Williams Avenue 200 feet west of the westerly margin of the Gallatin Pike, said point being the corner of Lots Nos. 1 and 18 of said unrecorded subdivision; thence with the northerly margin of Williams Avenue westerly 65 feet; thence northerly 220.4 feet to a point in the southerly line of Lot No. 14 of said unrecorded subdivision; thence with said line easterly 36.5 feet to the northwesterly corner of Lot No. 4 of said unrecorded subdivision; thence with the line between Lots 1 and 4 inclusive, and Lots 15 and 18 inclusive, southerly 222.4 feet to the point of beginning.

Being the same property conveyed to Julio Enrique Roche Cruz, an unmarried person, by Installment Deed from Gayle G. Ballou and wife, Elaine E. Ballou, of record in Instrument No. 20080710-0070926 dated July 9, 2008, Register's Office for Davidson County, Tennessee.

I, Joe M. Haynes, Trustee, convey to Gayle G. Ballou and wife, Elaine E. Ballou, all the rights conveyed to me as such Trustee in said Deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Goodlettsville, Tennessee, on this the 12th day of November, 2008.

JOE M. HAYNES
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE M. HAYNES, Trustee, and bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 12th day of November, 2008.

MELINDA J. NOVAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 3, 2011

Melinda J. Novak
NOTARY PUBLIC

My Commission Expires: 1-3-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value, or consideration, for this transfer, whichever is greater, is $30,000.00.

Joe M. Haynes
Affiant

Sworn to and subscribed before me,

this 12th day of November, 2008.

Melinda J. Novak
NOTARY PUBLIC

My Commission Expires: 1-3-2011

MELINDA J. NOVAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 3, 2011