Davidson County DEEDTRS
Recvd: 12/12/08 13:56 3 pgs
Fees:18.00 Taxes:161.60
20081212-0119770

This instrument prepared by:
WILLIAMS & PROCHASKA, P.C.(JRP)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
M. Dale McCulloch 5760 OLD LEBANON DIRT RD. MT. JULIET, TN 37122	NEW OWNER	172-03-0-A, PARCEL 131

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of November 3, 2008, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and M. Dale McCulloch.

WHEREAS by Deed of Trust dated July 19, 2007, of record as Instrument 20070720-0086364, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Corinthian Custom Homes, Inc. conveyed to Robert L. Scruggs, as Trustee, the hereinafter described real estate, to secure payment to Colonial Bank for a promissory note (the "Note"); and

WHEREAS, the lawful holder of the Note, Colonial Bank appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record as Instrument 20080811-0082455, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *City Paper* that the property would be sold at 11:00 am on September 11, 2008, at the Davidson County Courthouse steps, Nashville,

Tennessee, such advertisement appearing in said paper on August 22, 29 and September 5, 2008, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to M. Dale McCulloch for the price of $43,676.00, this being the highest, last and best bid;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $43,676.00, by these presents do transfer to M. Dale McCulloch, his heirs, successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being all of Lot No. 64 on the Final Plat of the Woodlands Subdivision, Phase 4, Section 1B, of record as Instrument No. 20070705-0080225, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Corinthian Custom Homes, Inc., a Tennessee corporation, by Quitclaim Deed from The Woodlands at Old Hickory, Inc., a Tennessee corporation, of record as Instrument No. 20070720-0086362, Register's Office for Davidson County, Tennessee.
>
> Property Address: Lot 64
> The Woodlands Subdivision

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Joseph R. Prochaska, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Bembrey, a Notary Public of said County and State, Joseph R. Prochaska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this the ~~3rd~~ 2 day of ~~November~~ December, 2008.

Notary Public
My Commission Expires: 5.8.12

CONNIE BEMBREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $ 43,676.00.

Affiant

Sworn to and Subscribed
before me this the 2nd
day of December, 2008.

Notary Public

My Commission Expires: 3-10-12

RENEE THORNE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY