This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1230 Regions Center
315 Deaderick Street
Nashville, Tennessee 37238

Davidson County DEEDTRS
Recvd: 12/18/08 11:43 6 pgs
Fees:33.00 Taxes:133.20
20081218-0121151

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
William M. Colson	SAME	086-000-043.00
2012 Beech Avenue		
Nashville, Tennessee 37204		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated January 30, 2007, executed by Jude Pischke and Shauna Lynn Pischke to Harold Reeves, Trustee, of record as Instrument No. 20070205-0014838, Register's office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Bill Colson Auction & Realty Co., the owner and holder of the indebtedness secured by the Deed of Trust, replaced Harold Reeves as Trustee and appointed Marshall L. Hix and Frank H. Reeves Successor Trustees under the Deed of Trust by Appointment of Successor Trustees, of record as Instrument No. 20081008-0102070, Register's Office for Davidson County, Tennessee, with authority for either of them to act alone with the powers given the Trustee in the Deed of Trust; and

WHEREAS, Marshall L. Hix, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 11:30 o'clock a.m., prevailing time, on Wednesday, December 10, 2008, at the site of the property located as 900 Old Lebanon Dirt Road, Hermitage, Davidson County,

Tennessee, to be knocked off and sold to the highest, best and last bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder thereof is the successful purchaser), and free from the equity of redemption, homestead, dower, and all other exemptions as provided in the Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a prior lien against said property; and

WHEREAS, Marshall L. Hix, Successor Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty-Six Thousand and 00/100 Dollars ($36,000.00) by William M. Colson (hereinafter referred to as the "Grantee") and the Property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Thirty-Six Thousand and 00/100 Dollars ($36,000.00) cash in hand paid by the Grantee, Marshall L. Hix, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors, heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, to wit:

BEGINNING at an iron spike in the center line of Old Lebanon Dirt Road at the intersection of the center line of New Hope Road, now closed, said spike being 61.5 feet south of a concrete monument, set at the southeast corner of the cemetery lot of which monument is in the west margin of Old Lebanon Dirt Road;

thence with the center line of said New Hope Road, as closed; south 1°W 361 feet to a spike near the margin of New Hope Road;

thence westerly 150 feet, more or less, passing through New Hope Road to a point in the center line of Old Lebanon Dirt Road, said last call being along the north line of the property that was conveyed to W. A. Wright and wife, by deed from T. H. Peek, of record in Book 2739, Page 61, said Register's Office;

thence along with the center line of Old Lebanon Dirt Road, N20°E, 356.5 feet to the point of beginning, excluding however, any and all land that may be within the bounds of any public road or highway.

SAID property is also described according to an unrecorded new survey by C. Michael Moran, R.L.S. #970, 245 Noah Drive, FRANKLIN TN 37064, described as follows:

Property located in the old 4th, now the 2nd Civil District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an old concrete monument located on the northerly margin of North New Hope Road;

said monument being a corner of New Hope Meadows, Phase II, of record in Book 6900, Page 724, said Register's Office; said monument also being located in the rear boundary line of Lot No. 91;

thence with said margin of North New Hope Road and in a northwesterly direction of a curve to the left having a radius of 140.77 feet an arc length of 104.16 feet chord of N43°49'15"W, 101.80 feet to a new iron rod; thence N64°01'03"W, 6.11 feet to a new iron rod; thence in a northwesterly direction with a curve to the right having a radius of 25 feet and arc length of 44.40 feet chord of N13°07'46"38.79 feet to an iron rod situated in the easterly margin of Old Lebanon Dirt Road;

thence, with the said margin of Old Lebanon Dirt Road N37°45'32"E, 245.66 feet to an old concrete monument; said monument being the westerly boundary of the aforementioned New Hope Meadows Phase II; said monument being in the rear of Lot No. 86;

thence leaving the said margin of Old Lebanon Dirt Road and with the said boundary line of New Hope Meadows Phase II, S12°12'30"W, 316.49 feet to the point of beginning and containing 0.47 acres (17,322 square feet), per tax assessors office.

BEING the same property conveyed to Jude J. Pischke by deed from Yorktown Funding, Inc., of record in INST: 20050525-0058889, Register's Office for Davidson County, Tennessee.

This property is also known as 900 Old Lebanon Dirt Road, Hermitage, Tennessee 37076.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever.

And the Successor Trustee covenants with the Grantee that he is lawfully seized and possessed of said real property as Successor Trustee only and, by the terms of the Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all prior mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Successor Trustee further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its successors, heirs and assigns, against the lawful claims of any persons claiming by or through him as Successor Trustee, but no further or otherwise; it being the intention of the Successor Trustee only to convey to Grantee no greater title in the subject real estate than he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded master deed, plat or plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of

redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 17th day of December, 2008.

Marshall L. Hix, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Marshall L. Hix, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 2008.

KAY M. TENPENNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Kay M Tenpenny
NOTARY PUBLIC

My Commission Expires:
My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

AFFIANT

Subscribed and sworn before me on this 17th day of December, 2008.

NOTARY PUBLIC

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
My Commission Expires SEPT. 3 2012