TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 37,230.00 Oscar Santana E. Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 14th DAY OF JANUARY, 2009 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDTRS
Recvd: 01/16/09 11:39 3 pgs
Fees:18.00 Taxes:137.75
20090116-0004262

ASHLEY N. WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMM. EXP. 7-3-12

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C. (ESC)
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Sanatana Escobar & Hector Santana Escobar 5811 A Robertson Avenue Nashville, TN 37209	**SAME AS OWNER**	091-09-0-136

This **INSTRUMENT** made and entered into on this 14th day of January, 2009, by and between Ernest B. Williams, IV, as Trustee, a resident of Tennessee whose address is: 401 Church Street, Nashville, TN 37219 ("Trustee"), and Oscar Santana Escobar and Hector Santana Escobar as tenants-in-common without right of survivorship. ("Grantee");

WHEREAS, Deed of Trust executed, by Damian and/or Sarah Mingle and Fresh Start Homevantage, LLC., (collectively the "Grantor") dated September 9, 2005, with respect a certain tract of land located in Davidson County, Tennessee, said Deed of Trust being of record at Instrument No. 20051014-0124071 and amended and restated by Deed of Trust at Instrument No.

20060131-0011616 and as further amended by Instrument No. 20070530-0064095 (but only to the extent of its interest in 6366 Ivy Street, Nashville, TN as described in said deed of trust (collectively the "Deed of Trust") each of record in the Davidson County Register of Deeds

WHEREAS, the obligations secured by the Deed of Trust were assigned to 1st Cumberland Auction, LLC, the holder and successor beneficiary under the Deed of Trust (the "Lawful Holder");

WHEREAS, a default has occurred with respect to the Deed of Trust and the Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, at the time, place and date specified in notices or advertisements published in accordance with the Deed of Trust and applicable law the Trustee caused the Property to be offered for sale at public outcry. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $37,230.00.

NOW, THEREFORE, I, Ernest B. Williams, IV, pursuant to my powers as Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Oscar Santana Escobar and Hector Santana Escobar as tenants-in-common without rights of survivorship (Grantee), Grantee's heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon and affixed thereto, but only pursuant to my powers at trustee and not further or otherwise. The Property is further described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Ivy's Re-Subdivision of part of Lot No. 3 and all of Lot No. 4 of the Re-Subdivision of the B. B. Cockrill Farm, not of record.

Said Lot No. 12 fronts 50 feet on the northerly side of Ivy Street and runs back between parallel lines 195 feet to a line on the rear which it measures 50 feet thereon.

Being the same property conveyed to DAMIAN MINGLE, by deed from FRESH START HOME

VANTAGE, of record as Instrument No. 20060802-0094167, dated August 1, 2006, RODC. Being the same property conveyed to Oscar Santana Escobar and Hector Santana Escobar by deed from Ernest B. Williams, as Trustee of record as Instrument No 20090116 0009262 dated January 14, 2009, said Register's office.

(the "Property")
Property address: 6366 Ivy Street
Nashville, TN

To have and to hold unto the Grantee, the Property, together with all improvements thereon, in bar of the equity of redemption, statutory right of redemption, homestead, dower, curtesy, exemption rights, and all other rights and interests of Grantor as provided in, but only to the extent provided in, the Deed of Trust.

Said sale is subject to all defects of title; easements; restrictions; liens; taxes; rights of parties in possession; and redemption rights existing by law, to the extent such matters were not extinguished by the sale under the Deed of Trust.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law.

Ernest B. Williams, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared Ernest B. Williams, IV, 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 Trustee as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of January, 2009.

Notary Public

7-3-2012

ASHLEY N. WALK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12