THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDTRS
Recvd: 01/27/09 09:20 3 pgs
Fees:18.00 Taxes:387.31
20090127-0006914

Name and Address of New Owner: **Bank of America, N.A.** 44161 Piedmont Parkway NCA-105-02-63 Greensboro, NC 27410	
Send Tax Bills to: **New Owner**	
Property Address: **141 Southridge Drive** **Nashville, TN 37207**	**Map and Parcel Numbers:** **60-03-070.00**

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 14th day of January, 2009, by and between Yale Riley, Trustee, party of the first part, and Bank of America, N.A., party of the second part.

WHEREAS, by a Deed of Trust dated January 28, 2005, of record as Instrument No. 20050207-0013682 in the Register's Office for Davidson County, Tennessee, Isaac C. Vaughn, an unmarried man, conveyed to Yale Riley, Trustee for APB Mortgage, LLC, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of Eighty-Six Thousand and No/100 ($86,000.00) Dollars; and

WHEREAS, said Note and Deed of Trust were subsequently assigned to Countrywide Home Loans, Inc., and

WHEREAS, the holders of said Note appointed the party of the first part as Trustee in accordance with the terms and conditions of said Deed of Trust; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Trustee to sell said property as provided by said Deed of Trust and the Orders of The Chancery Court of Davidson County, Tennessee, in Case No. 06-2450-IV, and the Trustee did advertise the time, place, and terms thereof in **The Tennessean** having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: December 12, 2008, December 19, 2008 and December 26, 2008; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, and on the 14th day of January, 2009 at Twelve O'clock (12:00) Noon, the Trustee offered said property for sale at the Door of the Register of Deeds Office for Davidson County, Tennessee located at 501 Broadway in Nashville, Tennessee, and sold said property to Bank of America, N.A., at the price of One Hundred Four Thousand Six Hundred Seventy-Seven and 46/100 ($104,677.46) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said Yale Riley, Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of One Hundred Four Thousand Six Hundred Seventy-Seven and 46/100 ($104,677.46) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said Bank of America, N.A., its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Oak Park, Section 1, of record in Book 3600, page 84, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.
>
> Being the same property conveyed to Isaac C. Vaughn by Quitclaim Deed from Frances D. Vaughn, dated August 19, 1987, of record in Book 7331, page 610, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 141 Southridge Drive, Nashville, Davidson County, Tennessee 37207

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto Bank of America, N.A., its successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Trustee, does hereby transfer, assign, and setover unto Bank of America, N.A., all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 14th day of January, 2009.

_____, Trustee
Yale Riley, Trustee

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Yale Riley, as said Trustee, 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 foregoing instrument for the purpose therein contained

WITNESS my hand and seal, this 14TH day of January, 2009.

_____
NOTARY PUBLIC

My commission expires: 1-19-2010

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JAN. 19, 2010

STATE OF TENNESSEE]
]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater, for this transfer is $104,677.46.

Affiant

Subscribed and sworn to before me, this the 14th day of January 14, 2009.

NOTARY PUBLIC

My commission expires:_____

CAROLYN R. BULLION STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carolyn R. Bullion
My Commission Expires
December 28, 2010
STATE OF TENNESSEE

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