Davidson County DEEDTRS
Recvd: 01/28/09 11:14 3 pgs
Fees:18.00 Taxes:1480.00
20090128-0007366

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
First Bank 200 Fourth Avenue North, Suite 100 Nashville, TN. 37219	Same	15803003100
This instrument prepared by: Bradley Arant Boult Cummings, LLP (CSS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Michael Roddick and spouse, Sherri Elizabeth Roddick, by Deed of Trust of record as Instrument No. 20071017-0123242, as modified by that certain Modification and Extension Agreement of record as Instrument No. 20080103-0000645 (the "Deed of Trust"), transferred and conveyed to Investors Title Company., Trustee, the property described in Exhibit "A" attached hereto (the "Property"), Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20081223-0122349, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock ante meridian (11:00 a.m.), January 23, 2009, at the main door of the Davidson County Courthouse located at 1 Public Square in Nashville, Tennessee, when and where First Bank, a Tennessee banking corporation ("Grantee"), became the last and highest bidder for cash at the price of Four Hundred Thousand Dollars ($400,000.00).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $400,000.00.

Barbara Jennings
Affiant

TAMELA ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23rd day of January, 2009.

Tamela Elkins
NOTARY PUBLIC
My Commission Expires: May 23, 2009

My Commission Expires MAY 23, 2009

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NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs, successors and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

The real property is known as 6124 Gardendale Drive, Nashville, Davidson County, Tennessee.

Words used herein indicating number or gender shall be read as context may require.

Dated this 23rd day of January, 2009.

Charles S. Sanger, as Successor Trustee, and
not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Angela Elkins, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of January, 2009.

Angela Elkins
Notary Public
My Commission Expires: May 23, 2009

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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My Commission Expires MAY 23, 2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 76, on the plan of Hillsboro Park, Section II, of record as Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Roddick and Sherri Elizabeth Roddick, by deed of record as Instrument No. 20071017-0123241, and Affidavit of Heirship of record as Instrument No. 20071017-0123240, said Register's Office.