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Davidson County DEEDTRS
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ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) SunTrust Mortgage Inc	(NAME) SunTrust Mortgage Inc	128-13-0A 121.00
(STREET ADDRESS OR ROUTE NUMBER) 1001 Semmes Ave	(STREET ADDRESS) 1001 Semmes Ave	
(CITY) (STATE) (ZIP) Richmond VA 23224	(CITY) (STATE) (ZIP) Richmond VA 23224	

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on January 6, 2009, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated June 30, 2006, and recorded on July 7, 2006, in **Instrument No. 20060707-0081924**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Dileep Mulamalla and Dipti Lodaya** ("Borrower") conveyed to Larry A. Weissman, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on June 30, 2006 (the "Note"), which obligation is presently held and owned by **SunTrust Bank**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Everett L. Hixson, Jr., was duly appointed as Successor Trustee in the place and stead of Larry A. Weissman, said appointment being set forth in **Instrument Number 20081029-0107789** said Register's Office; and

WHEREAS, the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in The Nashville Record that the Property would be sold on October 30, 2008, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **September 26, 2008, October 3, 2008, and October 10, 2008** , a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Nashville Tennessee, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the Property for sale, and after opening the floor for competitive bids, sold said Property to **SunTrust Bank** at the price of **One Hundred Four Thousand Seven Hundred Eighty-nine and 31/100 Dollars ($104,789.31),** this being the highest, last and best bid.

NOW, THEREFORE, I, Everett L. Hixson, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Four Thousand Seven Hundred Eighty-nine and 31/100 Dollars ($104,789.31)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **SunTrust Mortgage, Inc.** ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, 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 UNIT NO. 121, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET CONDOMINIUMS) HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6678, PAGE 771 AND AMENDED IN BOOK 6736, PAGE 110, BOOK 6801, PAGE 962, BOOK 6831, PAGE 982, BOOK 7271, PAGE 256 AND BOOK 9608, PAGE 719, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT D TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 1 ON THE

PLAN OF THE HAMLET OF RECORD IN PLAT BOOK 6250, PAGE 748, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Borrower's source of title is that certain Warranty Deed dated June 30, 2006 from Hilda McGregor to Dileep Mulamalla and Dipti Lodaya recorded on July 7, 2006, in Instrument Number 20060707-0081923 in said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register's Office; and **(7)** any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

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

Everett L. Hixson, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, a Notary Public for the state and county aforesaid, personally appeared Everett L. Hixson, Jr., Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Chattanooga, Tennessee this 6th day of January 2009.

Caren L. Giles
Notary Public

My commission expires: Feb. 12, 2011

CAREN L. GILES STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is $104,789.31.

Everett L. Hixson, Jr.
Affiant

Sworn to and subscribed before me this 6th day of January 2009.

Caren L. Giles
Notary Public

My commission expires: Feb. 12, 2011

CAREN L. GILES STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY