Davidson County DEEDTRS
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Fees:23.00 Taxes:349.88
20090206-0010522

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20051007-0121318

Responsible Taxpayer and Property Owner:
Tax Parcel No. 044090010

Name: Countrywide Home Loans, Inc.

Address:
7105 Corporate Drive
Plano, TX 75024

Common Description: 120 Rayon Drive
Old Hickory, TN 37138
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $94,562.50 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 22nd day of January, 2009

Notary Public
My Commission Expires: 12/12/2011.

STEPHANIE [illegible]
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES
12/12/2011

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **William D Dick, III and William**

Douglas Dick, III being one and the same person and Virginia J Dick dated **9/29/2005** and recorded **10/7/2005** at Inst. No. **20051007-0121318**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems, Inc. acting solely as Nominee for The Lending Group, Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **January 22, 2009** at 10:00 a.m. pursuant to the advertisement published in the **Davidson AM** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Countrywide Home Loans, Inc.** became the highest and best bidder(s) at and for the sum of **$94,562.50** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Countrywide Home Loans, Inc.**, Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Inst. No. **20051007-0121318**, referred to therein.

If the United States of America, Internal Revenue Service and/or this state's similar agency were required to be given special notice of the aforesaid sale, said notice and/or notices and any response and/or responses thereto are attached hereto. Further, this conveyance is made subject to those governmental agencies special redemption rights (i.e. 120 days after sale).

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 22nd day of January, 2009.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Stephanie Siena, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 22nd day of January, 2009

Notary Public

STEPHANIE SIENA NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES 12/12/2011

My Commission Expires: 12/12/2011.

File No.: 1015182

EXHIBIT A

Being Lot No. 215 on the Map of Rayon City, of record in Book 843, Page 13, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Property commonly known as: 120 Rayon Dr., Old Hickory, Davidson Co., TN 37138

BEING the same property conveyed to William D. Dick III, unmarried and Virginia J. Martin, unmarried, as joint tenants by Warranty Deed from Willie B. Kyle Wilson, unmarried and Anne Lois Cox, married as tenants in common, dated April 18, 2001 and filed of record in Instrument No. 20010424-0040695, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William Douglas Dick, III and wife, Virginia J. Dick by Quitclaim Deed from William D. Dick, III and Virginia J. Martin, n/k/a Virginia J. Dick, executed October 4, 2005 and filed of record in Instrument No. 20051007:0121517, said Register's Office.

William D. Dick, III and William Douglas Dick, III being one and the same person.