Davidson County DEEDTRS
Recvd: 02/17/09 12:09 3 pgs
Fees:18.00 Taxes:417.02
20090217-0013177

This instrument prepared by:
WILLIAMS & PROCHASKA, P.C.(VAF)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Roy Huddleston and / or Cornerstone Investments, Inc.	SAME	06302014800

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of February 6, 2009, by and between Victoria A. Ferraro, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Roy Huddleston and / or Cornerstone Investments, Inc.

WHEREAS by Deed of Trust dated July 27, 2007, of record at 20070806-0093124, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor conveyed to W. Rowlett Scott, as Trustee, the hereinafter described real estate, to secure payment to Wells Fargo Bank, N.A. of a promissory note dated July 27, 2007 (the "Note"); and

WHEREAS, the lawful holder of the Note, Wells Fargo Bank, NA appointed Victoria A. Ferraro to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20090105-0000754, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Tennessean* that the

property would be sold at 11:00 a.m. on Friday, February 6, 2009, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on January 16, 23 and 30, 2009, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Roy Huddleston at the price of $112,708.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Victoria A. Ferraro, Successor Trustee as aforesaid, in consideration of the premises and the sum of $112,708.00, credited by Roy Huddleston and / or Cornerstone Investments, Inc. against the Note, by these presents do transfer to Roy Huddleston and / or Cornerstone Investments, Inc., its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to 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:

Being Lot Nos.: 19 and 20 on the Plan of Nawakwa Hills of record in Plat Book 843, Page 36 and 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument.

Property Address: 1431 Pawnee Trail
Madison, TN 37115

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other

matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

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

Victoria D Ferraro
VICTORIA A. FERRARO
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Rigsby, a Notary Public of said County and State, VICTORIA A. FERRARO, 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 Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 12th day of February, 2009.

Jessica Rigsby
Notary Public

JESSICA RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $112,708.00.

Affiant

Sworn to and Subscribed
before me this the 13th
day of February, 2009.

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY