SEND TAX BILLS TO
NEW OWNER:
Harvey Latimer
1900 Portland St.
Nashville, TN. 37208

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Davidson County DEEDTRS
Recvd: 03/03/09 08:51 3 pgs
Fees:18.00 Taxes:2035.00
20090303-0018535

Map: 011
Parcel: 096.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 22, 2007, and recorded June 25, 2007 as Instrument No. 20070625-0075500, Register's Office for Davidson County, Tennessee, Joshua A. Randolph and wife, Flowers M. Randolph conveyed to Robert L. Perry, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed Gary L. Dilliha as Successor Trustee by instrument recorded as Instrument No. 20090108-0001908, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, by giving at least twenty (20) days notice by three (3) successive publications, namely January 23, 2009, January 30, 2009 and February 6, 2009, in the Davidson A.M., a newspaper published in Davidson County, Tennessee, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on February 19, 2009 at 12:00 p.m., at the Inside the South Front Door of the Davidson County Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee; and

WHEREAS, pursuant to the terms of the Notice of Foreclosure Sale, at the time and place mentioned in said advertisement, the undersigned read said notice and announced the foreclosure sale adjourned, to be resumed at the property address of 2165 Baker Rd, Goodlettsville, TN, at 1:30 p.m. on February 19, 2009; and

WHEREAS, at the time and place so announced by Successor Trustee, said property was offered for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder), with the auction being cried by Bob Parks Auction Company, LLC as agent of the Successor Trustee, at which sale, Harvey Latimer was the highest and best bidder and became the purchaser of said property at and for the sum of $550,000.00.

NOW, THEREFORE, in consideration of the premises, the undersigned, Gary L. Dilliha, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Harvey Latimer, ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Beginning at an iron pin new in the north margin of Baker Road, said pin being the south west corner of this tract and the south east corner of the Sallye Crawford property (DB 8286 PG 665). Thence with Crawford's east line for the next two calls; North 30 degrees 14 minutes 53 seconds East 721.05 feet to an iron pin new at a fence corner. North 74 degrees 41 minutes 15 seconds East 356.06 feet to an iron pin old at a fence corner in the south right- of – way line of the CSX Railroad and with the Kenneth Duncan etux property (DB 6121 PG 564). Thence with Duncan's west line for the next two calls; South 5 degrees 2 minutes 31 seconds West 440.57 feet to an uron pin old. South 14 degrees 4 minutes 49 seconds West 95.00 feet to an iron pin new. Thence on a new line for the next four calls; North 60 degrees 21 minutes 41 seconds West 160.00 feet to an iron pin new. South 35 degrees 12 minutes 57 seconds West 129.73 feet to an iron pin new. South 63 degrees 20 minutes 6 seconds West 319.84 feet to an iron pin new. South 40 degrees 45 minutes 37 seconds West 126.56 feet to an iron pin in the north margin of Baker Road. Thence with the margin on an arc with a delta of 4 degrees 5 minutes 38 seconds, an arc length of 101.82 feet, a tangent of 50.93 feet, and a radius of 1,425.00 feet and a chord of North 37 degrees 51 minutes 58 seconds west 101.80 feet to the point of beginning and containing 5.774 acres, more or less according to a survey by John Franklin, dated April 11, 2007.

The most recent Warranty Deed for the above-described property is that deed to Joshua A. Randolph and wife, Flowers M. Randolph, from Teen Challenge International Nashville, also known as Teen Challenge International, Nashville Headquarters, a Tennessee corporation, of record in Instrument No. 20070625-0075499, Register's Office for Davidson County, Tennessee.

The Property is conveyed free from all legal, statutory and equitable rights of redemption, and all other rights or exemptions of every kind, all of which are expressly waived in the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee as to any matter whatsoever.

Said Property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust.

IN WITNESS WHEREOF, Gary L. Dilliha, as Successor Trustee, has caused this instrument to be executed this the 26th day of February, 2009.

Gary L. Dilliha, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Gary L. Dilliha, as Successor Trustee the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [he/she] executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 26th day of February, 2009.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer is $550,000.00.

AFFIANT

SUBSCRIBED and SWORN to before me this the 26 day of February, 2009.

NOTARY PUBLIC/~~Register~~

My Commission Expires: