This instrument prepared by:
TAYLOR, PIGUE, MARCHETTI & Mink, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

Register's Stamp/Sticker

BILL GARRETT, Davidson County
T20090017698 DEEDTRS
Recvd: 03/17/09 10:13 3 pgs
Fees:18.00 Taxes:925.00
20090317-0023820

From:
L. Gino Marchetti, Jr., Successor Trustee

To new owner & send tax bills to:
Old Hickory Credit Union
P O Box 431
Old Hickory, TN 37138

Map/Parcel:
173-0-40A-354.00CO

TRUSTEE'S DEED

WHEREAS, Wamon Buggs and wife, Kathy Floyd-Buggs executed a Deed of Trust dated the 21st day of March, 2006, which was recorded in Instrument No. 20060328-0034871, Register's Office of Davidson County, Tennessee, conveying to Bonnette A. Dawson, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, L. Gino Marchetti, Jr. was appointed Successor-Trustee, said appointment being recorded in 20090205-0010175, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the *Nashville Tennessean* newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement; the sale was held at the time and place advertised to-wit: March 16, 2009 at 10:00 a.m. on the STEPS OUTSIDE THE MAIN ENTRANCE TO THE DAVIDSON COUNTY COURTHOUSE, 1 PUBLIC SQUARE, NASHVILLE, TENNESSEE, 37201, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all other exemption of every kind, subject to any taxes and liens, which were expressly waived; and

WHEREAS the GRANTEE herein, Old Hickory Credit Union, being the highest and best bidder at said sale with a bid of Two Hundred Fifty Thousand and 00/100 ($250,00.00) Dollars, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Two Hundred Fifty Thousand and 00/100 ($250,000.00) Dollars, the receipt of which is hereby acknowledged, I, L. Gino Marchetti, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Old Hickory Credit Union, its successors and assigns, the following tract of land situated in Wilson County, Tennessee, and more particularly described as follows, to-wit:

Description Land in Davidson County, TN, being Lot No. 323 on the Plan of Oak highlands, Section four, a planned unit development, of record as Instrument No. 30040128-0010661, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Wamon Charles Buggs and wife, Kathy Floyd-Buggs by Deed dated January 20, 2005, and executed by Yazdian Construction, Inc. and recorded as Instrument No. 20050202-0012466, said Register's Office.

This is improved property also known as 5700 Sonoma Trace, Antioch, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said L. Gino Marchetti, Jr., his successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Old Hickory Credit Union, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes or assessments; any Master Deed requirements or restrictions; any covenants, restrictions or conditions of record; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances, including any liens for taxes, as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said L. Gino Marchetti, Jr., Successor-Trustee, has hereunto set his hand this 16th day of March, 2009.

L. Gino Marchetti, Jr.
Successor-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Gino Marchetti, Jr., Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 9/25/10

VICTORIA C. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIANT STATEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $250,000.00.

L. Gino Marchetti, Jr.
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 9/25/10

VICTORIA C. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.