BILL GARRETT, Davidson County
Trans:T20090020470 DEEDTRS
Recvd: 03/27/09 16:12 4 pgs
Fees:23.00 Taxes:333.00
20090327-0027940

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 90,000. Affiant Subscribed and sworn to before me, this 26th day of March, 2009. Notary Public My Commission Expires: JAN O'BRIEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Frank C. Batson and wife, Judy W. Batson 120 Donelson Pike, Suite 101 Nashville, TN 37204	Same	96-16-0-186.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, BENJAMIN D. FRANSTOOK AND WIFE, ELIZABETH K. FRANSTOOK. by Deed of Trust (the "Deed of Trust") dated December 10, 2003, of record at Instrument No. 20031211-0177735, Register's Office for Davidson County, Tennessee, conveyed to

Richard A. Northcutt, Trustee, the hereinafter described real property to secure the payment to Frank C. Batson and wife, Judy W. Batson, of indebtedness more fully described in said Deed of Trust; and

WHEREAS, Marcy S. Hardee was appointed Successor Trustee by the owner and holder of said indebtedness by an instrument of record in Instrument No. 20060620-0073819, Register's Office for said County; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the **The Tennessean** on February 27, 2009, March 6, 2009 and March 13, 2009; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 11:00 o'clock A.M. on Thursday, March 26, 2009, and **FRANK C. BATSON, AND WIFE, JUDY W. BATSON**, (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **NINETY THOUSAND AND NO/100 ($90,000.00) DOLLARS**, which sum was set off against the secured indebtedness.

NOW, THEREFORE, Marcy S. Hardee, in her capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the Grantee, their heirs and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Being Lot Number 255-B, Zone Lot Division, Lots Nos. 254 thru 257 & 259, Section 3,

Larchwood, of record in Plat Book 6250, Page 454, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Benjamin D. Franstook and wife, Elizabeth K. Franstook by deed from Frank C. Batson and wife, Judy W. Batson of record as Instrument Number 20031211-0177734, Register's Office for Davidson County, Tennessee.

The address of this property according to the Davidson County, Tennessee Tax Assessor/Trustee is 716 Ortega Road, Nashville, TN 37214.

This conveyance is made subject to:

1. Metro Taxes, Davidson County, or special taxes and assessments required to be paid in the year 2008, a lien, now due and payable and delinquent after February 28, 2009; and subsequent years, a lien not yet due and payable. Map and Parcel 096-16-0-186.00.

2. All questions of boundary lines and location of improvements and area contained in the property hereby, and rights of parties in possession dependent upon a correct survey for determination.

3. Matters shown on the Plan of record in Book 5200, page 540, as amended in Book 6250, page 454, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record in Book 6076, page 69, as amended at Book 6122, page 482, Register's Office for Davidson County, Tennessee.

5. Any other matters encumbering the Property which have a priority over the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid real estate free from the equity of redemption, the statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other rights and exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Marcy S. Hardee, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and their heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 26th day of March, 2009.

Marcy S. Hardee, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCY S. HARDEE, SUCCESSOR TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2009.

Notary Public

JAN O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires NOV. 22, 2010

My Commission Expires:_____