THIS INSTRUMENT PEPARED
BY AND RETURNED TO:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090028461 DEEDTRS
Recvd: 04/30/09 13:33 4 pgs
Fees:23.00 Taxes:279.76
20090430-0039374

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by **Deed of Trust** dated **August 04, 2008**, and recorded in the Register's Office of Davidson County, Tennessee, at **Instrument #20080805-0080699**; **Richard Wallace**, conveyed to Richard A Northcutt, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations and note therein mentioned and set forth; and

WHEREAS, **Mid-State Lenders, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as the Successor Trustee by instrument of record at **Instrument #20090302-0017670**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the owner and holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of the State of Tennessee and the terms and provisions of said Deed of Trust on 03/27/2009, 04/03/2009 and 04/10/2009, in **The Tennessean/Davidson AM**, by which advertisement the sale was held on Wednesday, April 22, 2009, commencing at 10:00 A.M. (cdt), prevailing time, at the Main Front Door of the Davidson County Register of Deed's Office at Gaylord Entertainment Center in Nashville, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned, **Bell Title & Escrow, Inc.**, by and through its President, **E. Keith Bell**, Attorney at Law, offered said property for sale at public outcry to the highest best and last bidder for cash, at which sale **Michael Lee Pierce** (Grantee), being the highest, best and last bidder, became the purchaser of said property at and for the sum of $75,610.00 and said property was knocked off and sold to Grantee; and

WHEREAS, the holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Michael Lee Pierce**, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Bell Title & Escrow, Inc.**, by and through its President, **E. Keith Bell**, Attorney at Law, as Successor Trustee only, does hereby grant, bargain, sell, and convey unto **Michael Lee Pierce**, its successors and assigns, the title and interest that Successor Trustee has the right to sell and convey under the Deed of Trust, the following described real property in the County of Davidson, State of Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described as follows:
BEING Lot No. 41, on the Plan of Section 3, Shannon Place Subdivision, of record in Instrument No. 20000918-0092708 and by Revision No. 1, Final Plat for Section 3, Shannon Place Subdivision of record in Instrument No. 20001010-0100379, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard Wallace by Warranty Deed dated 08/04/2008 from Abigail Dunn as of record in Instrument No. 20080805-0080698, Register's Office for Davidson County, Tennessee.
Also being the same property conveyed to Abigail Dunn by Quit Claim Deed dated 08/08/2008 from Richard Wallace as of record at Instrument No. 20080929-0098682, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 04301029900

PROPERTY ADDRESS: The street address of the property is believed to be **1119 Palmer Avenue, Madison, Tennessee 37115**, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Successor Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Michael Lee Pierce** (Grantee), it's successors and assigns forever, the Successor Trustee, **Bell Title & Escrow, Inc.**, by and through its President, **E. Keith Bell**, Attorney at Law, as Successor Trustee, covenants with the said Grantee that it is lawfully seized and possessed of said real property as Successor Trustee only and by the terms of the abovementioned Deed of Trust, in its capacity as Successor Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims and encumbrances that may take priority over the Deed of Trust. This sale is subject to any matter that an accurate survey of the premises might disclose.

The Successor Trustee, and not Individually, further covenants and binds itself, successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its heirs and assigns, against the lawful claims of any person claiming by or through him as Successor Trustee, but no further or otherwise, it being the intention of the Successor Trustee only to convey to Grantee no greater title in the subject real estate than he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This real property is sold AS IS, WHERE IS AND WITH ALL FAULTS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Successor Trustee makes no covenant of seisin, marketability of title or warranty of title, express or implied. Successor Trustee sells and conveys the subject real property by this Successor Trustee's Deed as Successor Trustee only, and not individually.

IN TESTIMONY WHEREOF, **Bell Title & Escrow, Inc.**, by and through its President, **E. Keith Bell**, Attorney at Law, Successor Trustee, has hereunto set its hand, this 22nd day of April, 2009.

Bell Title & Escrow, Inc., Successor Trustee

BY: E. Keith Bell

E. Keith Bell

ITS: **President**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **E. Keith Bell**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his oath, acknowledged himself to be the **President** of **Bell Title & Escrow, Inc.**, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself as such officer.

Witness my hand and Notary Seal at office on APRIL 28, 2009.

Sondra Reece

Notary Public

My Commission Expires: 2/28/2012

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,610.00.

Affiant

Subscribed and sworn to before me this 28 day of APRIL, 2009.

Notary Public

My Commission Expires: 2/28/2012

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Mail Tax Notices To and Property Owner:
MICHAEL LEE PIERCE
1010 ATCHLEY COURT
HENDERSONVILLE, TENNESSEE 37075