BILL GARRETT, Davidson County
Trans:T20090045085 DEEDTRS
Recvd: 07/06/09 12:30 2 pgs
Fees:13.00 Taxes:333.00
20090706-0062561

TRUSTEE'S DEED

DEEDED TO:
LaDonna Meuchel and Julie O'Guin
2316 Selma Ave.
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service Inc.
P.O. Box 148148
Nashville, Tennessee 37214-8148
(615) 391-0655
FAX (615) 872-9982

SEND TAX BILLS TO:
LaDonna Meuchel
2316 Selma Ave.
Nashville, Tennessee 37214

Map-Parcel Numbers
Map 149.2A
Parcel 66
912 Tavistock Place
Antioch, Tennessee 37013

WHEREAS, on the 12th day of July 2006, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by Lois A. Thomas, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of One Hundred Twenty Thousand Nine Hundred dollars ($120,900.00) principal and all future principal advances under the covenants of the Deed of Trust and interest at Seven and 75/100 (7.75%) per annum on the unpaid balance, said Deed of Trust is recorded in Instrument 20060717-0085715, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Deed of Trust by Instrument 20060717-0085715, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely May 15th, May 22nd , and May 29th, 2009 in The Tennessean, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust. The said Trustee under the terms of the foreclosure notice publicly announced on June 8, 2009 at 12:00 noon at the front door of the Davidson County Register of Deeds, 501 Broadway, Nashville, TN that the foreclosure sale is being reset to June 25, 2009 at 12:00 noon at the front door of the Davidson County Register of Deeds, 501 Broadway, Nashville, TN.

Pursuant to said advertisement, on June 25th, 2009 at 12:00 noon at the front door of the Davidson County Register of Deeds, 501 Broadway, Nashville, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities, as provided in said Deed of Trust, and subject to the first mortgage lien expressly stated in the Deed of Trust, at which time LaDonna Meuchel and Julie O'Guin, 2316 Selma Ave., Nashville, TN 37214, submitted the highest bid in the amount of Ninety Thousand and 00/100 Dollars ($90,000.00), and,

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to LaDonna Meuchel and Julie O'Guin, 2316 Selma Ave., Nashville, TN 37214 their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 96 on the plan of Piccadilly Square, Phase 1, as of record in Book 5200, page 720,721,722, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> SAID lot fronts a total of 83.66 feet on the South side of Tavistock Place and goes back between lines 100.57 feet on the East 121.50 feet on the West to a broken line in the rear measuring a total of 70.85 feet thereon.
>
> BEING the same property conveyed to Lois A. Thomas by Warranty Deed from LaDonna Meuchel and Julie Ann O'Guin, of record in Instrument 200607170085714, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to LaDonna Meuchel and Julie O'Guin, 2316 Selma Ave., Nashville, TN 37214, all the rights

conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee this 6th day of July 2009.

Donald R. O'Guin, Sr., 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 Donald R. O'Guin, Sr., the Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July 2009.

Notary Public

My Commission Expires: Sept. 3, 2012

MY COMMISSION EXPIRES SEPTEMBER 3, 2012

JACOB B. DUKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Ninety Thousand and 00\100 Dollars ($90,000.00).

Affiant, Donald R. O'Guin, Sr., Trustee

Subscribed and sworn to before me, this the 6th day of July, 2009.

Notary Public

My Commission Expires: Sept. 3, 2012

MY COMMISSION EXPIRES SEPTEMBER 3, 2012

JACOB B. DUKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY