BOX 13
15201

STATE OF TENNESSEE- COUNTY OF DAVIDSON
The actual consideration or true value, for Tn tax purposes is $88,238.00

La Tricia Mead
Affiant

Subscribed and sworn to before me, this 13th day of July, 2009.

Notary Public
Co. exp. 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NEW PROPERTY OWNER:
TIM FORSMAN
3882 KNIGHT DR
WHITESCREEK, TN 37189

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
43-15-47

TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed on **5/20/2004**, by **Brian Warden and Doreen Warden** to **Victor Hazelwood, Trustee**, as same appears of record in the Register's Office of **Davidson** County, Tennessee, under Instrument No. **200405250061377**, ("Deed of Trust"); the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on **July 13, 2009** on or about **12:00 noon at the south entrance of the Historic Davidson County Courthouse in Nashville, Davidson County, Tennessee**

; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **TIM FORSMAN**, being the highest and best bidder, became the purchaser of said property at and for the sum of **EIGHTY EIGHT THOUSAND TWO HUNDRED THIRTY EIGHT DOLLARS $88,238.00**

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW AND THEREFORE, in consideration of the premises and the payment by **TIM FORSMAN** of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, **Victor Hazelwood, as Trustee**, does hereby grant, bargain, sell and convey to the said **TIM FORSMAN**, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit;

Land in Davidson County, Tennessee Being Lot Number 68, on the Plan of Rainbow Terrace, Section V, of record in Book 2133, Page 72, Register's Office for Davidson County, TN.

Being the same property conveyed to Brian Warden and Dorren Warden, by deed of record as Instrument No. 200405250061376, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090056023 DEEDTRS
Recvd: 08/17/09 13:03 2 pgs
Fees:13.00 Taxes:326.48
20090817-0077127

PROPERTY ADDRESS: **129 Randy Rd., Madison, TN 37115**
Subject to any unpaid taxes.
Subject to any statutory rights of redemption of any governmental agency, state or federal;

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto **TIM FORSMAN**, its successors and assigns in fee simple forever, to whom the said Victor Hazelwood, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said **Victor Hazelwood, Trustee**, has on **July 13th, 2009** hereunto set his hand and seal.

Victor Hazelwood, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On **July 13th, 2009** before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **Victor Hazelwood** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as **Trustee** and as his free act and deed.

Witness my hand and Notorial seal at office the day and year above written.

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
Commission Expires: 1-21-2013

This instrument prepared by:
Advantage Title & Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, TN 37211
#15201