BILL GARRETT, Davidson County
Trans:T20090062265 DEEDTRS
Recvd: 09/11/09 08:40 3 pgs
Fees:18.00 Taxes:396.81
20090911-0084995

This Instrument Prepared By Daniel L. Wischhof, Attorney
136 Public Square, Ste. 103, Franklin, Tennessee 37064

SUCCESSOR TRUSTEE'S DEED

Index New Owner	Send Tax Bills to:	Map and Parcel No.
Mary C. McWhirter 2210 Crocker Springs Road Goodlettsville, TN 37072	Same	Map 60.12 Parcel 50 12DZ7915

By a Deed of Trust dated December 4, 2001 and of record as Instrument No. 20011205-0133867, Register's Office for Davidson County, Tennessee, Dennis J. Blackwell and wife Elaine H. Blackwell conveyed to Gerald G. Patterson, Trustee, the property described below to secure to Kenneth Leonard the payment of an indebtedness evidenced by a promissory note of even date in the original principal amount of One Hundred Thirty Thousand Dollars ($130,000.00) and payable as set forth therein. By virtue of the authority set forth in the aforesaid Deed of Trust, said holder appointed the undersigned Daniel L. Wischhof as Successor Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, by instrument recorded as Instrument No. 20090730-0071489 in said Register's Office.

Said holder having given the undersigned notice of default in the grantor's undertakings made in said Deed of Trust, including the payment of the indebtedness secured thereby, and having demanded that the property be sold as set out therein,

I, the undersigned Daniel L. Wischhof, Successor Trustee, advertised on August 7, 14, and 21, 2009 in The Tennessean, a newspaper published in Davidson County Tennessee, the sale of said property to be cried on August 28, 2009 at 12:00 P. M at the front door of the Sommet Center, Davidson County; and

Pursuant to said notice then and there offered said property for sale at public outcry, to the highest bidder for cash, and in bar of any right or equity of redemption or homestead, said rights and equities having been expressly waived in said Deed of Trust. The highest and best bid was made on behalf of the within named Grantee in the amount of $107,245.57.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, I, the undersigned Daniel L. Wischhof, Successor Trustee, hereby sell, grant and convey to **Mary C. McWhirter** all right, title and interest in and to the property described herein which I, as said Trustee hold by virtue of said Deed of Trust. I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under me, but not further or otherwise, said property being conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

The property conveyed herein is particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 1-6 on the Plan of Highland Park, as of record in Plat Book 5190, page 203, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Dennis J. Blackwell and wife, Elaine H. Blackwell by deed from Kenneth Leonard, married, appearing as Instrument No. 20011205-0133866, said Register's Office.

This is improved property located at **102 Sunset Drive, Nashville, Tennessee 37207.**

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 28th day of August, 2009.

DANIEL L. WISCHHOF
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned of said county, Daniel L. Wischhof, Successor Trustee, the within named 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 he purposes therein contained.

Witness my hand at office, this 28th day of August, 2009.

NOTARY PUBLIC

My commission expires 2/11/2013

VERONICA K SCHUPPAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $107,245.57.

AFFIANT

Subscribed and sworn to before me on September 1, 2009.

NOTARY PUBLIC

My commission expires ~~2/11/2013~~ 8/23/2011.

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON