THIS INSTRUMENT PREPARED BY:

RANDALL REALTY COMPANY
P.O. Box 281286
Nashville, TN 37228-8503

BILL GARRETT, Davidson County
Trans:T20090062353 DEEDTRS
Recvd: 09/11/09 10:45 4 pgs
Fees:23.00 Taxes:56.20
20090911-0085133

TRUSTEE'S DEED

Name & Address of New Property Owner(s):	Name & Address of Person or Entity Responsible for the Payment of Real Property Taxes:	Map/Parcel Numbers:
Robert H. Herrman, etc. P.O. Box 281286 Nashville, TN 37228-8503	Midland Mortgage Company P.O. Box 268888 Oklahoma Ciy, OK 73126-8888	08111042100 Field Bk. # 02W 23345

WHEREAS, by Installment Deed dated the 30th day of January, 1989, of record in Book 7767, Page 126, Register's Office for Davidson County, Tennessee, Shirley Randall conveyed certain real property therein described to Clarence Steele and wife, Mary Steele, who joined in and conveyed said real property to Bob Herrman, Trustee, to secure the indebtedness described in said Installment Deed; and

WHEREAS, said Installment Deed contains a power in the Trustee to sell the hereinafter described real property in the event of default upon the indebtedness secured thereby by the Grantees; and

WHEREAS, the indebtedness described in said Installment Deed has not been paid in accordance with its terms, and default by the Grantees in the payment thereof was declared; and

WHEREAS, pursuant to the power vested in the Trustee under the terms and conditions of said Installment Deed upon default, the Trustee gave notice by Notice of Trustee's Foreclosure Sale giving the time and place of sale, all in accordance with said Installment Deed, by publishing an advertisement for three (3) consecutive weeks in The Tennessean, a newspaper published in Davidson County, Tennessee, said notice being first published on the 31st day of July, 2009, and thereafter on the 7th and 14th days of August, 2009, which notice of sale advertised the sale of the real property, hereinafter described, for August 19, 2009 at 12:30 o'clock p.m.; and

WHEREAS, on August 19, 2009 at 12:30 o'clock p.m. at the Southwest door to the entrance to the Davidson County Register of Deeds Office located in the Sommet Center, 501 Broadway, Nashville Davidson County, Tennessee, being date, time and place fixed in said notice, the hereinafter described

real property was offered for sale at public outcry, and free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, which were ex-expressly waived in said Installment Deed, and all other legal rights of the Grantees of said Installment Deed, as provided therein, subject only to all matters shown on any applicable recorded plat, any unpaid real estate taxes, any restrictive covenants, easements, or set back lines that may be applicable, any statutory rights of redemption of any govermental agency, state of federal, any prior liens or encumbrances, as well as any priority created by a fixture filing, and to any matter that an accurate survey of the property might disclose, and the Trustee having received a bid of **Fifteen Thousand One Hundred Eighty Nine -------- And 17/100 --------- ($15,189.17) ---------- Dollars,** which bid was the highest, best and last bid, and payment thereof by reason of a credit upon the indebtedness described in said Installment Deed and cancellation of the indebtedness, the receipt of all of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the premises and of the sum bid as herein provided, Bob Herrman, Trustee, does hereby bargain, sell, transfer and reconvey unto Robert H. Herrman, sole devisee/legatee by Will of Shirley Randall, deceased, being of record in Will Book 175, Page 500, Probate Clerk's Office for Davidson County, Tennessee, and being recorded in Book 10781, Page 915, Register's Office for Davidson County, Tennessee, his heirs and assigns, certain real property in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 192, and the north 25 feet of Lot No. 193 on the Plat of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.
>
> Said parts of said Lots Nos. 192 and 193 front together 75 feet on the northeasterly side of 14th Avenue North, formerly Alberta Avenue, and run back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Clarence Steele and wife, Mary Steele, by deed from Shirley Randall, of record in Book 7767, Page 126, Register's Office for Davidson County, Tennessee, the said Clarence Steele having since died.

THIS IS IMPROVED PROPERTY, commonly known as 1728 14th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real property, together with all the appurtenances, estate, title, interest and improvements thereunto belonging, in fee simple forever, free from all rihts or exemptions of the Grantees of the Installment Deed, subject only to prior liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Installment Deed.

I, Bob Herrman, Trustee, do hereby transfer, assign and set over unto Robert H. Herrman, his heirs and assigns, all of the covenants and warranties contained in said Installment Deed, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Trustee on this the 19th day of August, 2009.

Bob Herrman Trustee

BOB HERRMAN, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said aforesaid mentioned State and County, personally appeared Bob Herrman, Trustee, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee named herein, and that he, as such Trustee, executed the foregoing Trustee's Deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 19th day of August, 2009.

NOTARY PUBLIC

SHERRY M. HOBBS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires:

1/23/2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,189.17.

AFFIANT

Sworn to and subscribed before me on this the 19th day of August, 2009.

NOTARY PUBLIC

BEVERLY M. HOBBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires:

1/23/2010