**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Donald Butterworth and Derek Stinson**

**GRANTEE(s)**
**H. Douglas Hardcastle**

This Instrument Prepared By:
*Robert M. Wilson, Jr.*
***WILSON & ASSOCIATES, P.L.L.C.***
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090065877 DEEDTRS
Recvd: 09/28/09 13:18 2 pgs
Fees:13.00 Taxes:377.40
20090928-0089826

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 28, 2006 and recorded June 14, 2006, as Instrument No. 20060614-0070753 in the Register's Office of Davidson County, Tennessee, Donald Butterworth Derek Stinson and Marjorie Butterworth conveyed to Heritage Title Services, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for MILA, Inc. and MILA, Inc.'s successors and assigns, 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, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee by instrument of record recorded on August 24, 2009 as Instrument No. 20090824-0079707 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 holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on August 17, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on September 9, 2009 at the The Sommet Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to H. Douglas Hardcastle, at and for the sum of $102,000.00, that being the highest and best bid offered; and

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

NOW, THEREFORE, in consideration of the premises and the payment by H. Douglas Hardcastle of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said H. Douglas Hardcastle, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the easterly 60 feet of lot no. 9 and westerly 15 feet of lot no. 10 block B, on the revised plan of rainbow terrace subdivision, of record in book 1130, page 85, Register's Office for said County. Said parts of said lots adjoin and front together on the northerly side of Blackstone Avenue and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Donald Butterworth and Derek Stinson, by Warranty Deed recorded June 14, 2006 , as Instrument No. 200606140070752, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 635 Blackstone Avenue, Madison, Tennessee 37115
>
> Tax Parcel No.: 05202015800

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto H. Douglas Hardcastle, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 24 day of Sept.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 24 day of Sept, 09.

Notary Public

My Commission Expires: MISTY M. SOBANSKI Notary Public-Arkansas Faulkner County My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

H. Douglas Hardcastle

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, H. Douglas Hardcastle, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, TN this 28th day of September, 2009.

Notary Public

My Commission Expires: 11-2-2012

TARA GESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
H. Douglas Hardcastle
501 Union Street, Suite 701
Nashville, TN 37219