BILL GARRETT, Davidson County
Trans:T20090068984 DEEDTRS
Recvd: 10/08/09 15:32 2 pgs
Fees:13.00 Taxes:153.18
20091008-0093977

TRUSTEE'S DEED

WHEREAS, Robert O'Malley and Betty O'Malley, (hereinafter referred to as "Secured Parties"), is owner and holder of an indebtedness secured by a Deed of Trust of record in Instrument Number 20080206-0012378, recorded the 6th day of February, 2008 in the Register's Office for Davidson County, Tennessee, wherein there was conveyed in trust to the named trustee therein the hereinafter described real estate, granting unto such trustee and successors in trust the power to sell the same upon demand of the Secured Parties following declaration of default by the Secured Parties; and

WHEREAS, Secured Parties declared such default and as the beneficiary of the Deed of Trust authorized and instructed a foreclosure of the Deed of Trust in accordance with the terms thereof and as required by law and by the power vested in Secured Parties did appoint and name the undersigned as the Substitute Trustee hereunder; and

WHEREAS, the undersigned published due notice of sale in the Davidson A.M., a newspaper published in Davidson County, Tennessee, advertising that the hereinafter described lands would on this the 4th day of August, 2009 be sold at public outcry outside the Register of Deeds Office for Davidson County, Tennessee to the highest and best bidder for cash; and

WHEREAS, in accordance therewith said lands were struck off and sold in the manner prescribed in and by the Deed of Trust, and in accordance with the laws of the State of Tennessee, to Robert O'Malley and Betty O'Malley (hereinafter referred to as "Grantees") for the sum of $30,148.98.

NOW, THEREFORE, in consideration of the said sum paid, the receipt of which is hereby acknowledged, Suzanne Wheeler, as the Substitute Trustee under the Deed of Trust, holding legal title thereto, hereby grants, transfers and conveys to Grantees, and assigns WITHOUT WARRANTY, the following described lands, to Wit:

Tract 1: Being Lot No.82 on the Map of L.H. Davis Subdivision of Lot No. 41 of the Clifton Plan, as of record in Book 57, page 100, Register's Office for said County. Said Lot No. 82 fronts 50 feet on the easterly side of 42nd Avenue North, formerly Woodard Avenue, and runs back 58 feet on the northerly line and 96 feet on the southerly line, to the westerly margin of 40th Avenue, formerly Clifton Avenue, measuring 63 feet thereon. Tract 2: Being Lot No. 81 on the Map of L.H. Davis Subdivision of Lot No. 41 of the Clifton Plan, as of record in Book 57, page 100, Register's Office for said County. Address: 1028 42nd Avenue North, Nashville, Tennessee.

IN TESTIMONY WHEREOF, Suzanne Wheeler, executes and delivers this instrument on this the 17th day of August, 2009. Substituted Trustee duly authorized to act in the premises by instrument dated and recorded in Instrument No. 20090424-0037329, Register's Office of Davidson County, Tennessee.

Map & parcel no.
091-08-0-104.00

Suzanne Wheeler

Suzanne Wheeler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared SUZANNE WHEELER, with whom I am personally acquainted, who, upon oath, she executed the foregoing Trustee's Deed for the purposes therein contained as its free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee this the 17th day of August, 2009.

Notary Public Syble A. Case

My Commission Expires:

MY COMMISSION EXPIRES: November 14, 2009

SYBLE A. CASE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Identified in Tax Assessor's Office as Parcel Identification Number 082 040 105.00. I swear that the actual consideration for this transfer, or value of the property transferred, whichever, is greater, is $41,400.00, which amount is greater than the amount which the property would command at a fair and involuntary sale.

Suzanne Wheeler, Affiant

Sworn to and subscribed before me on this the 17th day of August, 2009.

Notary Public Syble A. Case

My Commission Expires:

MY COMMISSION EXPIRES: November 14, 2009

SYBLE A. CASE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The name and address of the new owner to whom the tax statement should be sent is: Robert and Betty O'Malley P.O. Box 4, Antioch, TN 37011-0004.

This instrument was prepared by Suzanne Wheeler, Attorney at Law, P.O. Box 2014 Goodlettsville, TN 37070-2014. No opinion or assurance of good or valid title is represented by preparer.