THIS INSTRUMENT PREPARED BY:
Peter Weiss, Attorney
Weiss & Weiss, Attorney at Law
Suite 301
1900 Church Street
Nashville, Tennessee 37023

Davidson County DEEDTRS
Recvd: 12/28/09 12:38 3 pgs
Fees:18.00 Taxes:870.25
20091228-0117255

TRUSTEE ' S DEED

WHEREAS, by Purchase Money Deed of Trust, dated August 30, 2007, and recorded in Instrument No. 20070904-0105400 (hereinafter referred to as the "Deed of Trust"), in the Register's Office of Davidson County, Tennessee, Alphonso Starkey, a Single Man, conveyed to Peter Weiss, Trustee, 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, by the subject Deed of Trust was modified and extended by the Modification and Extension Agreement to Purchase Money Mortgage Deed of Trust of record in Instrument No. 20081125-0115539, in said Register's Office; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Yazdian Construction, Inc., as the lawful owner and holder of the indebtedness secured by the said Deed of Trust, 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 Yazdian Construction, Inc., as the lawful owner and holder of the said indebtedness, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by advertisement which appeared in The Tennessean newspaper on October 30th. November 6th. ; and, November 13, 2009, the sale was appointed to be held on the 24th.day of November, 2009, at 1:00 P.M. CST, on the interior mezzanine located at the main door of the Metropolitan Davidson County Courthouse; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned, pursuant to the rights and provisions recited in the Trustee's Notice of Foreclosure Sale, adjourned the sale date, by announcement, to December 24, 2009, at 1:00 P.M., at which time the Trustee 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 Yazdian Construction, Inc., at and for the sum of Two Hundred Thirty-Five Thousand Two Hundred One and 52/100 ($ 235,201.52) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Yazdian Construction, Inc., of the sum of money bid, said sum being credited to the indebtedness secured by the Deed of Trust, receipt of which is hereby acknowledged, the undersigned, Peter Weiss, Trustee, does hereby bargain, sell and convey to the said Yazdian Construction, Inc., its, successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95, on the Plan of Phase Four, Addition to Sugar Valley, an RS 10 Cluster Lot Subdivision, of record I Instrument No. 20070125-0010052, and re-recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and legal description thereof.

Being the same property conveyed to Alphonso Starkey, a Single Man, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20070904-0105399, Register's Office for Davidson County, Tennessee.

Alphonso Starkey and Alphonzo Starkey being one and the same person.

Being improved property located at 6512 Sunnywood Drive, Cane Ridge, Davidson County, Tennessee 37013.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; to any and all other liens, interests and encumbrances, which take priority over the Deed of Trust upon which the foreclosure sale is had; and, any and all restrictive covenants, easements and/or set-back lines affecting the property.

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 Yazdian Construction, Inc., its successors and assigns, in fee simple forever, to whom the said Peter Weiss, 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.

IN WITNESS WHEREOF, the said Peter Weiss, Trustee, has hereunto set his hand and seal this 24th. day of December, 2009.

Peter Weiss, Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Weiss, Trustee, the 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 the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th. day of December, 2009.

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/2011

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO: "NEW OWNER"	Map & Parcel Nos.
Yazdian Construction, Inc. 7177 Nolensville Road, Suite B-3 Nolensville, Tennessee 37135		Map 181-01-0-B Parcel 229.00co

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 235,201.52.

Affiant

Subscribed and sworn to before me this 24th. day of December, 2009.

Notary Public

My Commission Expires:1/31/2011

I, Peter Weiss, do make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/3/2011

Notary Public