BILL GARRETT, Davidson County
Trans:T20100005641 DEEDTRS
Recvd: 01/28/10 15:24 3 pgs
Fees:18.00 Taxes:550.38
20100128-0007267

SUCCESSOR TRUSTEE'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,751.00
Charles R. Bailey
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF January 20 10
Brandi Wells
Deputy Register

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $148,751.00.

_____

Subscribed and sworn before me this the _____ day of _____, ____.

_____
Notary Public

My commission expires: _____

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
R. Kevin Bailey, Charles R. Bailey, and Elizabeth M. Bailey 5308 Williamsburg Road Brentwood, Tennessee 37135	R. Kevin Bailey, Charles R. Bailey, and Elizabeth M. Bailey 5308 Williamsburg Road Brentwood, Tennessee 37135	# 104020L10500CO

WHEREAS, Michael M. Brewer , by Deed of Trust (the "Deed of Trust") dated January 11, 2007, of record as Instrument No. 20070123-0009075, in the Register's office for Davidson County, Tennessee, conveyed to J. Phillip Jones, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Novastar Mortgage, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20090603-0051117 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. newspaper on June 19, 2009; June 26, 2009; and July 3, 2009; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. on July 10, 2009, and R. Kevin Bailey, Charles R. Bailey, and Elizabeth M. Bailey being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Forty Eight Thousand Seven Hundred Fifty One Dollars and Zero Cents ($148,751.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to R. Kevin Bailey, Charles R. Bailey, and Elizabeth M. Bailey, successors, and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 3223, together with the appurtenant interest in the common elements of Magnolia Court condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 7295, Page 869, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit D to the Master Deed. Being the same property conveyed to Michael M. Brewer, unmarried, James M. Brewer and wife, Andrea C. Brewer by deed dated January 6, 1997 and filed for record on January 8, 1997 in Book 10314, Page 970, Register's Office of Davidson County, Tennessee.
>
> More Commonly Known As: 3223 West End Circle, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 13th day of July, 2009 at 8:00 a.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 13th day of July, 2009 at 8:15 a.m. CDT.

My commission expires: 9/9/18

Sarah Alt
Notary Public

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County