THIS INSTRUMENT PREPARED BY:
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Nashville, Tennessee 37203

Davidson County DEEDTRS
Recvd: 02/02/10 14:47 3 pgs
Fees:18.00 Taxes:144.04
20100202-0008388

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust, dated October 5, 2006, and recorded in Instrument No. 20061010-0125537 (hereinafter referred to as the "Deed of Trust"), in the Register's Office of Davidson County, Tennessee, Paula R. Evans, conveyed to David B. Gray, 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 instrument of record in Instrument No. 20091217-0114770, in said Register's Office, Juanita Bratcher, the lawful owner and holder of said indebtedness, appointed Peter Weiss, Successor Trustee, to succeed to all the rights, title and powers conferred on the Trustee originally named; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the lawful owner and holder 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 Juanita Bratcher, as the creditor 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 January 8th., January 15th.; and, January 22, 2010, the sale was appointed to be held on the 2nd. Day of February, 2010, at 1:00 P.M. CST, at the main door of the Metropolitan Davidson County Courthouse; and,

WHEREAS, at the time and place mentioned in said advertisement, 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 Juanita Bratcher, at and for the sum of Thirty-Eight Thousand Nine Hundred Thirty and 59/100 ($ 38,930.59) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Jaunita Bratcher, 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, Successor Trustee, does hereby bargain, sell and convey to the said Juanita Bratcher, her heirs, 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. 77, on the Plan of Eastmoreland Place, of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 50 feet on the southerly side of Marie Street and runs back between parallel lines, 130 feet to an alley.

Being the same property conveyed to Paula R. Evans by Warranty Deed from Juanita Bratcher of record in Instrument No. 20061010-0125536, Register's Office for Davidson County, Tennessee.

Being improved property located at 136 Marie Street, Nashville, Davidson County, Tennessee 37206.

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 was 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 Juanita Bratcher, her heirs, successors and assigns, in fee simple forever, to whom the said Peter Weiss, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Peter Weiss, Successor Trustee, has hereunto set his hand this 2nd. Day of February, 2010.

Peter Weiss, Successor 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, Successor 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 2nd. Day of February, 2010.

Notary Public

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My Commission Expires: 1/3/2011

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 38,930.59.

Affiant

Subscribed and sworn to before me this 2nd. Day of February, 2010.

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:1/31/2011

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: "NEW OWNER" Map & Parcel Nos.

Juanita Bratcher
4009 Lancashire Drive
Antioch, Tennessee 37013

Map 017-15-0-
Parcel 021.00

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, Scott 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

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON