BILL GARRETT, Davidson County
Trans:T20100017643 DEEDTRS
Recvd: 03/26/10 09:20 2 pgs
Fees:13.00 Taxes:53.65
20100326-0022535

TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

The actual consideration of value, whichever is greater, for this transfer is $14,500.00

Affiant

Sworn to and subscribed before me this 25 day of March, 2010.

NOTARY PUBLIC

My Commission expires 7/24/2010

DAVIDSON COUNTY, TENN. STATE OF TENNESSEE NOTARY PUBLIC

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, etux	Same	Map/parcel 08203013600
2409 Lloyd Avenue		
Nashville, TN 37218		

WHEREAS, on the 26th day of March, 2004, **Patricia Leggs** executed an Deed of Trust to **Robert F. Spann, Trustee**, to secure a promissory note of even date to **Johnny Burroughs and Linda Burroughs**, in the amount of $45,000.00, as fully set out in said Deed of Trust of record in Instrument No. 20040616-0071132, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Johnny Burroughs and Linda Burroughs, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Trustee, did give notice of the time and place of sale by publication in the Tennessean, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on March 5th, 12th and 19th, 2010, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, March 24, 2010, at 10:30 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale, Johnny Burroughs was the highest and best bidder, the amount of his bid being in the sum of fourteen thousand five hundred and no/100 dollars ($14,500.00); and

NOW THEREFORE, I Robert F. Spann, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of fourteen thousand five hundred and no/100 dollars ($14,500.00), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Johnny Burroughs and wife, Linda Burroughs, hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of W. T. Fitzpatrick's re-subdivision of Lots 15 to 22, and 10 feet of Lot 14 of the Benedict Land Company's Subdivision, as of record in Book 421, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 40 feet on the east side of North Second Street, and runs back between parallel lines, 181 feet to an alley.

Being the same property conveyed to Patricia Leggs by deed from Christine Black, of record in Instrument No. 20071121-0136230, Register's Office for Davidson County, Tennesssee.

This is improved property known as 1019 N. 1st Street, Nashville, TN 37207.

This conveyance is made subject to all restrictions and easements of record, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Trustee, under the Deed of Trust of record in Instrument No. 20040616-0071132, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, his successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Trustee, under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Trustee, has hereunto set his hand, this the ___ day of March, 2010.

ROBERT F. SPANN, Trustee
1312 Sixth Avenue, North
Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Trustee, 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 as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 24 day of March, 2010.

MAXINE Q. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
7/24/2010