THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr., Attorney
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville, TN 37219

Davidson County DEEDTRS
Recvd: 04/27/10 11:51 4 pgs
Fees:23.00 Taxes:722.43
**20100427-0031809**

# TRUSTEE'S DEED

ADDRESS NEW OWNER AND SEND TAX BILLS TO:
Hands A. Luckado and wife,
Dorothy Pearl Luckado
163 Pedigo Road
Westmoreland, TN 37186

MAP/PARCEL NUMBERS: Map 60-15, Parcel 70

THIS INSTRUMENT made and entered into this 27th day of April, 2010, by and between Andrew B. Gibson, Jr., Trustee, hereinafter referred to as Grantor, and Hands A. Luckado and wife, Dorothy Pearl Luckado, hereinafter referred to as Grantee.

**W I T N E S S E T H :**

WHEREAS, on the 17th day of October, 2005, Flowers Randolph did execute and deliver to Andrew B. Gibson, Jr., Trustee, and his successors in trust, a Tennessee Deed of Trust securing certain indebtedness described therein, to Hands A. Luckado and wife, Dorothy Pearl Luckado, which instrument was recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20051018-0125760, to which reference is made; and

WHEREAS, the indebtedness secured by said Deed of Trust was not paid as agreed, but default was made, and thereupon, at the request of Holder of said indebtedness, the Trustee did commence foreclosure of said property pursuant to the provisions of said Deed of Trust; and

WHEREAS, on Tuesday, April 27, 2010, at 11:00 a.m. on the steps at the front door of the Courthouse in Davidson County, Tennessee, said Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and in bar of the statutory right of redemption set forth in TCA '66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid Deed of Trust and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $195,252.53 and said sum was applied and credited by Hands A. Luckado and wife, Dorothy Pearl Luckado, to the outstanding indebtedness, as directed by said Deed of Trust.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee having credited to the secured indebtedness said sum of $192,252.53, as hereby acknowledged, the Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, their heirs, successors and assigns, forever, the following described tract or parcel of land in

Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being described as follows:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to the survey of Ray G. Cole, Surveyor, dated September 24, 1980, as follows:

Beginning at an iron pin located on the easterly margin of Dickerson Pike, said iron pin being also the northwest corner of the property conveyed to Mrs. W. W. Foster by deed of record in Book 2195, page 449, Register's Office for said County; thence with said margin of Dickerson Pike, North 16 degrees 08' East, 213.50 feet to an iron pin; thence, leaving said margin of Dickerson Pike, South 68 degrees 09' East, 490.40 feet to an iron pin; thence, South 22 degrees 22' West, 214.50 feet to an iron pin; thence, North 64 degrees 54' West, 231.50 feet to an iron pin; thence, North 64 degrees 54' West, 87.50 feet to a point; thence, North 74 degrees 13' West, 149.53 feet to the point of beginning.

Being the same property conveyed to Flowers Randolph by Warranty Deed from Hands A. Luckado and wife Dorothy Pearl Luckado, of record in Instrument No. 20051018-0125759 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4081, page 605, Register's Office for Davidson County, Tennessee; as well as all real property taxes that might be outstanding, past due or due, including, but not limited to, the 2009 real property taxes.

This is improved property known as 2535 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, their heirs, successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid Deed of Trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of the said deed of trust.

WITNESS the signature of the Trustee on this the 27th day of April, 2010.

ANDREW B. GIBSON, JR., TRUSTEE
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for the aforesaid state and county, the within named Andrew B. Gibson, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained. Witness my hand and affixed seal this 27th day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/2012

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer of $195,252.53.

Affiant

Subscribed and sworn to before me, this the 21th day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/2012

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

