MAIL

Return to: John T. Cook, P. C.
2927 Berry Hill Drive
22638-3 Nashville, TN 37204

This instrument prepared by:
PROCHASKATHOMPSON QUINN & FERRARO, P.C. (EHB)
401 Church Street, Suite 2600
Nashville, Tennessee 37219-2208

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Carbine & Associates, LLC 621 Bradley Court Franklin, Tennessee 37067	Same	117150G00700CO

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this 21st day of June, 2010, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Carbine & Associates, LLC.

WHEREAS, by Deed of Trust dated September 27, 2007, of record at Instrument Number 20071001-0116377, Register's Office for Davidson County, Tennessee as thereafter amended from time to time, (the "Deed of Trust"), Charles E. Atkinson, Jr. conveyed to Danny Hester, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated September 27, 2007 (the "Note"); and

WHEREAS, the lawful holder of the Note, Regions Bank, appointed Joseph R. Prochaska to serve as Successor Trustee in place of Danny Hester, in accordance with the terms of said Deed of Trust; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, but following such notice the default was not cured; and

BILL GARRETT, Davidson County
Trans:T20100039990 DEEDTRS
Recvd: 06/30/10 14:01 4 pgs
Fees:23.00 Taxes:580.90
20100630-0051188

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in *The Tennessean* that the property would be sold at 10:00 a.m. on June 11, 2010, at the main door of the Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on May 21, 2010; May 28, 2010 and June 4, 2010, and sent a copy of such notice to borrower and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Carbine & Associates, LLC, at the price of $157,000.00 this being the highest, last and best bid.

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $157,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Carbine & Associates, LLC, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> LAND in Davidson County, TN, BEING Lot No. 7, on the Plan of The Glen Echo, of record in Instrument No. 20070202-0014104, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
>
> Being part of the same property conveyed to Charles E. Atkinson, Jr., married, by deed of record in Instrument No. 20071001-0116376, Register's Office for Davidson County, TN.
>
> Property Address: 405 Glen West Drive, Nashville, TN

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, any statutory right to an elective share in the Property and any rights acquired as a result of marriage to any Grantor as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Joseph R. Prochaska

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Jessica Rigsby, a Notary Public of the State and County aforesaid, personally appeared Joseph R. Prochaska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evident), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 21st day of June, 2010.

JESSICA RIGSBY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Jessica Rigsby
Notary Public

My commission expires: 4-16-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN to before me this the 21st day of June, 2010.

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public
Print Name: KATHY HAND

My commission expires: 10-21-12