BILL GARRETT, Davidson County
Trans:T20100042264 DEEDTRS
Recvd: 07/09/10 15:06 4 pgs
Fees:23.00 Taxes:510.60

20100709-0054025

This Instrument Prepared by:
RAINEY, KIZER, REVIERE & BELL, P.L.C.
105 South Highland Avenue (cce-68201 CP19)
Jackson, TN 38301

Without Survey
Without Title Examination
Without Serving as Closing Attorney

Map 33K Group C Parcel 12.00

Name and Address of Owner:

First Bank
3702 Estes Rd.
Nashville, TN 37215

Person or Entity Responsible for payment of property taxes and address:
First Bank
615 Memorial Boulevard
Murfreesboro, TN 37129

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of this property transferred, (whichever is greater) is $138,000.00.

Affiant

Sworn to and subscribed before me this the 22nd day of June, 2010.

Notary Public

My commission expires: October 19, 2010

BETTY A. WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY, TENN.

Foreclosure of Instrument No. 20060302-0024128 in the Register's Office of Davidson County, Tennessee.

SUCCESSOR'S TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 23, 2006, recorded on March 2, 2006 in the Register's Office of Davidson County, Tennessee, as Instrument No. 20060302-0024128 ("Trust Deed"), Brett Massey conveyed to Investors Title Company, Trustee, the real estate hereinafter described ("Property") in trust to secure the payment of certain indebtedness and the performance of obligations therein described; and

WHEREAS, default was made in the terms and conditions of the Trust Deed, and FirstBank the holder requested the undersigned to advertise and sell the Property, as provided by the Trust Deed; and

WHEREAS, Laura A. Williams was appointed Successor Trustee by Substitution of Trustee of record as Instrument No. 20100304-0016802 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, in conformity with the terms and provisions of the Trust Deed, I did advertise the property by publication in the Nashville Scene for three (3) consecutive weeks, and pursuant to said advertisement and after posting two Notices postponing and rescheduling the sale date, on June 18, 2010, during legal hours, offered the Property for sale, at the front entrance of the Bridgestone Arena, 501 Broadway, Nashville, Davidson County, Tennessee, and sold the Property to FIRST BANK, for the price of One Hundred Thirty-Eight Thousand and No/100 Dollars ($138,000.00), this being the highest and best bid received for the Property.

NOW, THEREFORE, in consideration of the premises, I, LAURA A. WILLIAMS, Trustee, do hereby grant, bargain, sell and convey unto FIRST BANK the Property, being more particularly described as follows:

> LAND in Davidson County, Tennessee, and being a part of Lot No. 6 on the Map of Mrs. A. L. Billington's Subdivision (of the west part of Lot No. 2 of the Henry Compton Lands) as of record at Book 547, page 47, in the Register's Office for said County, said part of said Lot No. 6 being a 231±' X 215' X 231±' X 215' tract, more or less, and more completely described in the Deed of record at Book 8821, Page 882, said Register's Office, to which Deed reference is hereby made and the same incorporated herein the same as if copied verbatim herein at this point for a complete description of said part of said Lot No. 6.
>
> BEING the same property conveyed to Brett Massey by Deed from John Allen Andrews and wife, Carolyn Phelps Andrews dated October 25, 1996 of record in Book 10237, Page 619, in the Register's Office for Davidson County, Tennessee.
>
> Description taken from Instrument No. 20060302-0024128 in the Register's Office of Davidson County, Tennessee. No opinion is rendered by the Successor Trustee as to the accuracy of the legal description.

The street address of the property is 3702 Estes Road, Nashville, TN 37215.

Together with and including any improvements located on the Property; subject to all unpaid taxes; any mechanics' or materialmen's liens, filed or unfiled; title to that portion of the Property lying within the bounds of any road, street or highway; rights or claims of parties in possession; encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property; any governmental zoning or other ordinances in effect thereon; all restrictions or easements which may be applicable; any liens, encumbrances, claims or other matters which take priority over the Trust Deed under which the foreclosure sale was held or which otherwise affect the Property; and any rights of redemption or other rights of the Internal Revenue Service.

TO HAVE AND TO HOLD the Property unto the said FIRST BANK, its successors and assigns, in fee simple forever.

This conveyance is made by the Grantor as Trustee only, without covenants or warranties of title, express or implied. However, Grantor as Trustee, but not otherwise, hereby transfers, assigns and sets over unto FIRST BANK all of the covenants and warranties contained in the Trust Deed.

This the 22nd day of June, 2010.

LAURA A. WILLIAMS

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me LAURA A. WILLIAMS to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

Witness my hand and seal this 22nd day of June, 2010.

Betty A Willis
Notary Public

My commission expires: October 19, 2010.

