BILL GARRETT, Davidson County
Trans:T20100044475 DEEDTRS
Recvd: 07/21/10 08:16 4 pgs
Fees:23.00 Taxes:817.70
20100721-0056848

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C.(THH)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Arthur Mader 1108 Mont Pier Drive Franklin, TN 37069	SAME	092 10 0 310

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of July 15, 2010, by and between Todd H. Hancock, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Arthur Mader.

WHEREAS by Deed of Trust dated March 12, 2007, of record at Instrument Number 20070314-0031376, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor Wayne Weaver and Janeen M. Weaver conveyed to Linda Hood, as Trustee, the hereinafter described real estate, to secure payment to of a promissory note dated March 12, 2007 (the "Note"); and

WHEREAS, the lawful holder of the Note, The Bank of Nashville appointed Todd H. Hancock to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20100310-0018300, Register's Office for Davidson County, Tennessee; 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 and notice of such default was properly given; and

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 Davidson A.M. section of *The Tennessean* that the property would be sold at 11:00 a.m. on Friday, July 2, 2010, at the South Main door of the Courthouse, One Public Square, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on June 11, 18 and 25, 2010, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Arthur Mader at the price of $221,000.00, this being the highest, last and best bid;

NOW, THEREFORE, I, Todd H. Hancock, Successor Trustee as aforesaid, in consideration of the premises and the sum of $221,000.00, by these presents do transfer to Arthur Mader, his successors and assigns, all of my right, title and interest, as Successor Trustee, 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, Tennessee, being Lot Nos. 3 and 4 of Block "B" on Pilcher's Resubdivision of Matthew Barrow Property, a plat of which is of record in Book 57, page 91, Register's Office for Davidson County, Tennessee.
>
> Said Lots No. 3 and 4 fronts 50 feet each on the west side of Euclid Avenue (Old Hydes Ferry Road) known as 26th Avenue, North and runs back between parallel lines, 170 feet to an alley.
>
> Together with any and all other property, real and personal, which constitutes the "Related Property" as that term is defined in the Deed of Trust.
>
> Property Address: 524-526 26th Avenue North
> Nashville, TN 37209

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and

exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such 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.

TODD H. HANCOCK
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Rigsby, a Notary Public of said County and State, TODD H. HANCOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 15th day of July, 2010.

Jessica Rigsby
Notary Public

My commission expires: 4-16-2011

JESSICA RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $221,000.00.

Affiant

Sworn to and Subscribed
before me this the 19th
day of July, 2010.

Jessica Rigsby
Notary Public

My commission expires: 4-16-2011

JESSICA RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY