BILL GARRETT, Davidson County
Trans:T20100052209 DEEDTRS
Recvd: 08/23/10 13:04 4 pgs
Fees:23.00 Taxes:91.76
20100823-0066438

This Instrument Prepared by:
L. Gino Marchetti Jr.
Taylor, Pigue, Marchetti & Mink, PLLC
2908 Poston Avenue
Nashville, TN 37203

Register's Stamp / Sticker

TRUSTEE'S DEED

From:	**To New Owner & Send Tax Bills To:**
L. Gino Marchetti, Jr. Successor Trustee	Eric Sox 7051 Hwy 70 South – 315 Nashville, TN 37221
Map/Parcel Nos.: Parcel ID 071020-179.00	

TRUSTEE'S DEED

WHEREAS, John Edward Nevils, Jr., married, and Cynthia Yvonne Keaton executed a Deed of Trust dated the 26th day of November, 2008, which was recorded in Instrument No. 20081002-0100078 Register's Office of Davidson County, Tennessee, conveying to Pam Tenpenny of Williamson County, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, L. Gino Marchetti, Jr. was appointed Successor-Trustee, said appointment being recorded in Instrument No. 20100708-0053411, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the *Tennesseean* newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement; the sale was held at the time and place advertised to-wit: August 23, 2010 at 10:00 a.m. OUTSIDE THE MAIN ENTRANCE TO THE DAVIDSON COUNTY COURTHOUSE, 1 PUBLIC SQUARE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all other exemption of every kind, subject to any taxes and liens, which were expressly waived; and

WHEREAS the GRANTEE herein, Eric Sox, being the highest and best bidder at said sale with a bid of Twenty Four Thousand Eight Hundred and 00/100 Dollars ($24,800.00), was duly declared the purchaser.

WHEREAS Eric Sox, the successful bidder, has requested that the deed

NOW, THEREFORE, in consideration of the premises and the further consideration of Twenty Four Thousand Eight Hundred and 00/100 Dollars ($24,800.00), the receipt of which is hereby acknowledged, I, L. Gino Marchetti, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Eric Sox, his successors and assigns, the following tract of land situated in Wilson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 37, on the Plan of John J. Rucker's Subdivision of lot no. 8, in the Second Plan of Brooklyn, as of record in book 332, page 157, Register's Office for said County.

Said lot No. 37 fronts 50 feet on the northerly side of Roger Williams Avenue, and extends back between parallel lines with the easterly margin of Brooklyn Avenue, 145 feet to a dead line.

Being the same property conveyed to Cynthia Yvonne Keaton and John Edward Nevils, Jr. by Affidavit of Heirship of record as Instrument No. 20060508-0053450, Davidson County Register's Office.

This is improved property also known as 469 Roger Williams Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Eric Sox, his successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Eric Sox, his successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes or assessments; any Master Deed requirements or restrictions; any covenants, restrictions or conditions of record; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances, including any liens for taxes, as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said L. Gino Marchetti, Jr., Successor-Trustee, has hereunto set his hand this 23RD day of August, 2010.

L. Gino Marchetti, Jr.
Successor-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named l. Gino Marchetti, Jr., Successor-Trustee, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August 2010.

NOTARY PUBLIC

VICTORIA C. WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/7/14

AFFIANT STATEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $24,800.

Eric Sox
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 7-7-14

VICTORIA C. WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.