BILL GARRETT, Davidson County
Trans:T20100059680 DEEDTRS
Recvd: 09/22/10 11:59 4 pgs
Fees:23.00 Taxes:1221.00
20100922-0075387

Prepared By and Returnable to:
Bone McAllester Norton PLLC.(kjr)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Lida Derakhshani **Manigeh Mohammadkhah** **9656 Radiant Jewel Court** **Brentwood, TN 37027**	**New Owner**	**105-04-0-251.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated May 8, 2003, executed by Mohamad J. Al-Khatib, to Thomas F. Baker, IV, Trustee, of record at Instrument No. 20030603-0075363 and re-recorded in Instrument No. 20060207-0014926, Register's Office for Davidson County; and

WHEREAS, First Tennessee Bank National Association, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming Sam J. McAllester III, David M. Anthony, C. Tucker Herndon, and Gregory G. Vick, as Substitute Trustees by an instrument of record in Instrument No. 20100430-0033019, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers, given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, in his capacity as Substitute Trustee, and not Individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 10:00 o'clock a/.m., prevailing time on Thursday, July 22, 2010, at the entrance to the office of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and whereas the foreclosure sale was continued from time to time; and

WHEREAS, C. Tucker Herndon, Substitute Trustee personally appeared (or appeared by Designated Agent) on September 8, 2010 and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00) by Lida Derakhshani, a married woman, and Manigeh Mohammadkhah, a married woman (hereinafter individually and collectively referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00) cash in hand paid by the Buyer, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Buyer,

their heirs and representatives the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> A lot of land in the 14th Ward of the City of Nashville, being part of the lands belonging to the estate of John Kirkman, deceased, as shown on plan of record in book 37, page 411, Register's Office for said County, described as follows:
>
> Beginning at the southwest corner of the Tennessee Central Railroad right-of-way and LaFayette Street as widened, formerly the Murfreesboro Pike; thence, with the southerly margin of said Street westwardly 367 feet, more or less, to the center of Browns Creek; thence with the center of said creek, South 37° West 50 feet; thence, South 3° West 305 feet to a stake in the northerly margin of Trimble Street; thence, with said Street eastwardly 400 feet, more or less, to the westerly right-of-way line of said Railroad; thence; with said right-of-way line northwardly 235 feet, more or less to the beginning.
>
> Being the same property conveyed to Mohamad Al-Khatib, a single person, by Deed dated February 8, 2005 of record in Book 9592, page 536, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 219 Lafayette Street, Nashville, Davidson County, Tennessee, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, their heirs and representatives, forever.

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, their heirs and representatives, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the

intention of the Substitute Trustee only to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD "AS IS," "WHERE IS" AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 22nd day of September, 2010.

C. Tucker Herndon
Substitute Trustee, and not Individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberley J. Raymond a Notary Public of this county, C. Tucker Herndon, Substitute Trustee and not Individually, the within named 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, at office this 22nd day of September, 2010.

Kimberley J Raymond
NOTARY PUBLIC

My Commission Expires: 3-3-14

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLEY J. RAYMOND DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn before me on this 22nd day of September, 2010.

NOTARY PUBLIC

My Commission Expires: 3-3-14

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY