THIS INSTRUMENT WAS PREPARED BY:
Wayne Crim, Attorney
LARRY R. WILLIAMS, PLLC
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Post Office Box 190632
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BILL GARRETT, Davidson County
Trans:T20100062492 DEEDTRS
Recvd: 10/04/10 12:23 3 pgs
Fees:18.00 Taxes:284.90
20101004-0079054

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Oliver H. Dale 208 West Due West Ave Apt 310 Madison, TN 37115	Same as New Owner	061-01-0-003.00

WHEREAS, Thomas E. Gregory and wife, Sherry A. Gregory, by an Installment Deed (the "Installment Deed") dated June 1, 1993, of record in Book 8971, page 831, Register's Office for Davidson County, Tennessee, conveyed to Lucien Dale, Trustee, the hereinafter described real property to secure payment of a certain Installment Deed Note as described in the Installment Deed, which Indebtedness is presently held and owned by Oliver H. Dale; and

WHEREAS, Oliver H. Dale, the owner and holder of the Indebtedness secured by said Installment Deed replaced said Trustee by naming Wayne Crim as Successor Trustee by an appointment dated August 18, 2010, of record in Instrument No. 20100818-0065421, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms, conditions and payments of said Installment Deed Note and Installment Deed, and Oliver H. Dale, as the owner and holder of the Indebtedness demanded the Successor Trustee to advertise and sell said property under the terms and provisions of said Installment Deed; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Installment Deed, giving twenty (20) days notice by three (3) publications, said notices of the time and place of said sale having been published in the Nashville City Paper on August 23, 2010, August 30, 2010 and September 6, 2010; and

WHEREAS, the Successor Trustee, as required by the terms of the Installment Deed, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201, at 11:00 A.M. on September 16, 2010, and OLIVER H. DALE (hereinafter "Grantee") being the highest bidder thereof, became the purchaser of said property for the sum of SEVENTY SEVEN THOUSAND AND NO/100 ($77,000.00) Dollars.

NOW, THEREFORE, Wayne Crim, in his capacity as Successor Trustee, and not otherwise, for and in consideration of the premises, has bargained and sold and by the premises, does transfer and convey to Grantee, his heirs and assigns the title and interest that Successor Trustee has in the right to sell and convey under the Installment Deed in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being a part of Lot No. 1 on the Plan of the Subdivision of the lands of William Phillips, as of record in Book 57, Page 21, Register's Office for said County, and being more particularly described as follows:

Beginning at a point in the northerly margin of Maplewood Lane said point being 343.7 feet from the northwesterly corner of the intersection of Maplewood Lane with Walton Lane; thence north 6° 25' east 250 feet to a point; thence north 83° 35' west 90 feet to a point; thence south 6° 25' west 250 feet to a point in the northerly margin of Maplewood Lane; thence south 83° 35' east 90 feet to the point of beginning.

Being the same property conveyed to Thomas E. Gregory and wife, Sherry A. Gregory by Installment Deed from Velma Marie Brietenmoser, a widow, of record in Book 8971, page 831, Register's Office for Davidson County, Tennessee. By Final Decree Confirming Sale, of record in Instrument No. 20091005-0092590, said Register's Office, all rights, title, and interest of Thomas E. Gregory and wife, Sherry A. Gregory in said property were vested into Robert Butts, subject to the equity of redemption, and further, by Decree for Redemption, of record in Instrument No. 20100818-0065420, said Register's Office, all right, title, and interest of Robert Butts in said property were divested out of Robert Butts and vested into Thomas E. Gregory and wife, Sherry A. Gregory.

The property is conveyed free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, which are expressly waived in the Installment Deed.

The street address of the property is believed to be 229 Maplewood Trace, Nashville, Davidson County, Tennessee 37209, 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 Successor 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 said Grantee, his heirs and assigns, forever.

The Successor Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Successor Trustee only and, by the terms of the above mentioned Installment Deed, in his capacity as Successor 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 Installment Deed, 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 Installment Deed. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Successor 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 Grantee, his heirs and assigns, against the lawful claims of any person claiming by or through him as Successor Trustee, but no further or otherwise, it being the intention of the Successor Trustee only to convey to Grantee no greater title in the subject real estate than he received as Successor Trustee and that, as Successor 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 EXPRESSED OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PORPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Wayne Crim, as Successor Trustee, has caused this instrument to be executed this the 16th day of September, 2010.

WAYNE CRIM, SUCCESSOR TRUSTEE AND NOT INDIVIDUALLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, WAYNE CRIM, Successor 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 and official seal at office on this 16th day of September, 2010.

ASHLEY Y. ELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/4/13

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $77,000.00 Dollars.

AFFIANT

Sworn to and subscribed before me, this 16th day of September, 2010.

ASHLEY Y. ELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/4/13