BILL GARRETT, Davidson County
Trans:T20100064131 DEEDTRS
Recvd: 10/08/10 14:55 4 pgs
Fees:23.00 Taxes:264.58
20101008-0081118

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

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Wells Fargo Bank, N.A. One Home Campus Des Moines, IA 50328	Wells Fargo Bank, N.A. One Home Campus Des Moines, IA 50328	119-14-0-292

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of September 28, 2010, by and between Victoria A. Ferraro, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Wells Fargo Bank, N.A.

WHEREAS by Deed of Trust dated May 16, 2003, of record at Instrument No. 20030523-0070930, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor Pamela M. Kiani and husband, Saeid Kiani, conveyed to Robert M. Wilson, Jr., as Trustee, the hereinafter described real estate, to secure payment to Wells Fargo Bank, N.A. of a promissory note dated May 16, 2003 (the "Note"); and

WHEREAS, the lawful holder of the Note, Wells Fargo Bank, N.A. appointed Victoria A. Ferraro to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20100611-0045462, 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, August 27, 2010, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on August 6, 13, and 20, 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, announced a postponement of the sale to Tuesday, September 28, 2010 at 11:00 a.m.; 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 Wells Fargo Bank, N.A. at the price of $71,509.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Victoria A. Ferraro, Successor Trustee as aforesaid, in consideration of the premises and the sum of $71,509.00, credited by Wells Fargo Bank, N.A. against the Note, by these presents do transfer to Wells Fargo Bank, N.A., its 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 No. 76 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property as of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above.

Property Address: 211 Radner
Nashville, TN 37211

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.

Victoria D Ferraro

VICTORIA A. FERRARO
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Bembrey, a Notary Public of said County and State, VICTORIA A. FERRARO, 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 4 day of Oct, 2010.

Connie Bembrey

Notary Public

CONNIE BEMBREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $71,509.00.

Victoria D Stevens
Affiant

Sworn to and Subscribed
before me this the 4
day of Oct, 2010.

Connie Bembrey
Notary Public

CONNIE BEMBREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2012