BILL GARRETT, Davidson County
Trans:T20100070838 DEEDTRS
Recvd: 11/08/10 14:01 4 pgs
Fees:23.00 Taxes:277.50
20101108-0089487

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: |
|---|---|---|
| Linda Sue Vanover<br>4558 South Trace Drive<br>Old Hickory, TN 37138 | Linda Sue Vanover<br>4558 South Trace Drive<br>Old Hickory, TN 37138 | 064-09-0A-019 |

## SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of November 8, 2010, by and between Todd H. Hancock, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Linda Sue Vanover.

WHEREAS by Deed of Trust dated March 9, 2004, of record at Instrument 20040311-0027924, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor Barry Construction Co. conveyed to William W. Winfree, as Trustee, the hereinafter described real estate, to secure payment to The Bank of Nashville of a promissory note dated March 9, 2004 (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. 20100930-0078056, 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 11:30 a.m. on Monday, November 8, 2010, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on October 15,22 and 29, 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 Linda Sue Vanover at the price of $75,000.00, 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 $75,000.00, credited by The Bank of Nashville against the Note, by these presents do transfer to Linda Sue Vanover, 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 Unit 4412 on the plan of Southfork Condominiums, of record in Book 6250, page 386, said Register's Office, and appended as Exhibit B to the First Amendment to Master Deed of record in Book 6994, page 447, said Register's Office, to which plan reference is hereby made for a more complete legal description, said unit being more particularly described by the Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, page 839, said Register's Office and amended and made applicable by First Amendment to Master Deed of record in Book 6994, page 447, Register's Office for said County.
>
> Together with any and all other Property, both real and personal, as that term is defined in the Deed of Trust and further described below.
>
> All buildings, improvements and tenements now or hereafter erected on the property, and all heretofore or hereafter vacated alleys and streets abutting the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the

property, and all fixtures, machinery, equipment, boilers, incinerators, building materials, appliances and goods of every nature whatsoever now or hereafter located in, or on, or used or intended to be used in connection with the property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, paneling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants, and all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the real property covered by this Instrument; and all of the foregoing, together with said property, are herein referred to as the "Property".

Personal property was sold along with the real estate as one sale and employing the provisions of Tennessee Code Annotated 47-9-604(a)(2) and (b)(2).

Property Address: 4558 South Trace Boulevard
Old Hickory, TN 37138

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, Connie Bembrey, 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 8th day of November, 2010.

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 $75,000.00.

Affiant

Sworn to and Subscribed
before me this the 8th
day of November, 2010.

Notary Public
My Commission Expires: 5/8/12

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