**This Instrument Prepared By:**

**Robert Greene, Attorney**
**208 Third Avenue North, Suite 500**
**Nashville, TN 37201**

**Map & Parcel No.** 71-14-32

BILL GARRETT, Davidson County
Trans:T20100076167 DEEDTRS
Recvd: 12/02/10 15:28 3 pgs
Fees:18.00 Taxes:136.16
20101202-0096170

## TRUSTEE'S DEED

**WHEREAS,** by a Deed of Trust, dated the 7th day of January 2010, of record as Instrument No. 20100208-0009765, Registers Office for Davidson County, Tennessee, Hozell Anderson conveyed the herein described property to Leroy Cain, Jr. , Trustee to secure an indebtedness to Karen Anderson and evidenced by a Promissory/Deed of Trust note dated November 29, 2007; and

**WHEREAS,** default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me to advertise said property under the terms and provisions of said Deed of Trust; and

**WHEREAS,** I caused said property to be advertised in the Tennessee Tribune a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust Agreement to sell said property at 12:00 Noon, on the 29th of November, 2010 at the front door of The Bridgestone Center, 501 Broadway in Davidson County, Tennessee, for cash; and

**WHEREAS,** the highest, last and best bid received was in the amount of Thirty Six Thousand Eight Hundred and 0/100 Dollars ($36,800.00) cash, and offer and bid having been made by Karen Anderson-Isabel

**NOW THEREFORE,** in consideration of said sum, I, Leroy Cain, Jr., Trustee, have bargained and sold and by these presents do transfer and convey unto the said KAREN ANDERSON-ISABEL her successors, heirs, and assigns a certain tract of parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, R. Anderson Subdivision, as shown on plat of record in Instrument No. 20020412-0045704 in the Register's Office for Davidson County to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to conveyed to Hozell Anderson by Warranty Deed from John A. Dabbs of record as Instrument No. 20071120-013581 Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1202 Brickchurch Pike, Nashville, Tennessee 37207-5304.

**TO HAVE AND TO HOLD** the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever to Karen Anderson, her successors and assigns, whom the said, Leroy Cain, Jr. Trustee, through or under him, but not further nor otherwise.

**IN TESTIMONY WHEREOF,** Leroy Cain, Jr., Trustee, has hereunto his hand, this 30th day of November, 2010

**LEROY CAIN, JR. TRUSTEE**

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

On this 30th day of November 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leroy Cain, Jr., Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

**WITNESS** my hand and Seal the day and year above written

**NOTARY PUBLIC**

**My Commission Expires:** 1-6-14

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $36,800.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF November 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-14

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Address New Owner/Tax Bills
Karen Anderson Isabel, Suite B-115
1 Vantage Way
Nashville, TN 37228