BILL GARRETT, Davidson County
Trans:T20100080353 DEEDTRS
Recvd: 12/21/10 15:23 4 pgs
Fees:23.00 Taxes:323.75
20101221-0101569

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:
Katharine M. Fodnaess 2908 Western Avenue Newburg, ME 04444	same	142-09-0B-801

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of December 11, 2010, by and between Todd H. Hancock, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Katharine M. Fodnaess.

WHEREAS, by Deed of Trust dated February 20, 2007, of record at Instrument No. 20070220-0020987, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Robert L. Kaatrude and Dawn L, Kaatrude, husband and wife, conveyed to Mountain View Title, as Trustee, the hereinafter described real estate, to secure payment to The Bank of Nashville of a promissory note dated February 20, 2007 (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. 20101104-0088480, 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 *Nashville Scene* that the property would be sold at 11:00 a.m. on Friday, December 10, 2010, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on November 19, 26 and December 3, 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 Katharine M. Fodnaess at the price of $87,500.00, 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 $87,500.00, by these presents do transfer to Katharine M. Fodnaess, her successors, 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:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 801, Building No. 1, as shown on the map entitled River Plantation Condominiums, Section Five, Phase One, Lot I, of record in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, were incorporated into the Deed of Trust by reference and made a part hereof the same as though copied therein

Being the same property conveyed to Dawn L. Kaatrude and husband, Robert L. Kaatrude, form Darrell G. Hewston, married, by deed of record at Instrument No. 20070220-0020986, Register's Office for Davidson County, Tennessee.

Property Address: 801 George Patton Road
Nashville, TN 37221

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, Jessica Rigsby, 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 11th day of December, 2010.

Jessica Rigsby
Notary Public
My commission expires: 4-16-2011

JESSICA RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,500 eighty-seven thousand five hundred dollars and 00/100

Katharine M. Fodor
Affiant

Sworn to and Subscribed
before me this the 11
day of December, 2010.

Victoria Tapley
Notary Public

VICTORIA L. TAPLEY
Notary Public • State of Maine
My Commission Expires March 11, 2016