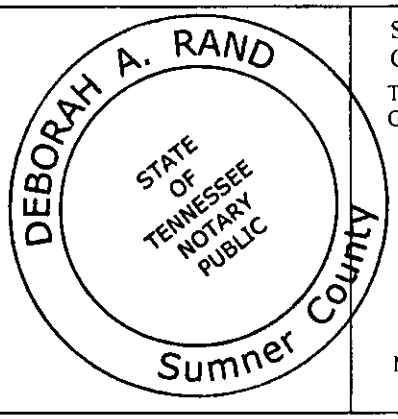


STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: . 12/28/13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Steven G. Waters, PLLC
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Matlock, Sr., Trustee	Same as new owner	071 04 0 029.00
(NAME)	(NAME)	
4928 Franklin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220-1518		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110005324 DEEDTRS
Recvd: 01/27/11 08:29 2 pgs
Fees:13.00 Taxes:111.00
20110127-0007425

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 14, 2006, of record in Instrument No. 20060217-0019450, Register's Office of Davidson County, Tennessee, Michael H. Grollnek and Michael D. Grollnek, conveyed to Steven G. Waters, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on December 31, 2010, January 7, 2011, and January 14, 2011 in The Tennessean by which advertisement, the sale was held on January 25, 2011, at the Davidson County Courthouse, south main door, One Public Square, Nashville, Tennessee at 11:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to the ROY MATLOCK, SR. and MARTHA MATLOCK, as TRUSTEES of the ROY MATLOCK, SR. and MARTHA MATLOCK JOINT REVOCABLE LIVING TRUST dated 12/28/1993 (hereinafter referred to as "Grantee") for the sum of $30,000.00; and

WHEREAS, the purchaser has complied with the terms of sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the payment by Grantee, the said sum of money, receipt of which payment is hereby acknowledged, the undersigned STEVEN G. WATERS, as Trustee, does hereby grant, bargain, sell and convey unto ROY MATLOCK, SR. and MARTHA MATLOCK, as TRUSTEES of the ROY MATLOCK, SR. and MARTHA MATLOCK JOINT REVOCABLE LIVING TRUST dated 12/28/1993, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 230 on the Map of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
Beginning at a point in the West Margin of Woodyhill Drive at the corner of Lots Nos. 229 and 230; thence with the line between said lots 200.1 feet to a point; thence Northerly 35 feet to a point; thence westerly 30.3 feet to a point; thence northerly 30.3 feet to a point; thence with the line between Lot Nos. 230 and 231 easterly 226.7 feet to the westerly margin of Woodyhill Drive; thence southerly with the margin of said Woodyhill Drive 60 feet to the point of beginning.

Being the same property conveyed to Michael H. Grollnek and Michael D. Grollnek by deed from Roy Matlock, Sr. and Martha Matlock, as Trustees of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust dated 12/28/1993 of record in Instrument No. 20060217-0019449, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 2626 Woodyhill Drive, Nashville, Tennessee 37207.

Subject to any unpaid taxes, prior liens, easements and restrictions. Grantee shall be responsible for payment of all back taxes and rollback taxes, if any. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Roy Matlock, Sr. and Martha Matlock, as trustees of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust dated 12/28/1993, its successors and assigns, forever, to whom the said, Steven G. Waters, Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise. The Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

IN WITNESS WHEREOF, the said Steven G. Waters, Trustee, has hereunto set his hand on January 25, 2011.

Steven G. Waters, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven G. Waters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Trustee, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

Witness my hand and official seal at office at Hendersonville, Tennessee, on this the 25th day of January, 2011

Notary Public

My Commission Expires:
12/28/13

