BILL GARRETT, Davidson County
Trans:T20110017938 DEEDTRS
Recvd: 03/28/11 13:26 4 pgs
Fees:23.00 Taxes:564.25
20110328-0023697

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:**
James H. Beck PO Box 17403 Nashville, TN 37217	SAME	136-10-0-064

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of March 24th 2011, by and between Todd H. Hancock, Successor Trustee (hereinafter referred to as "Successor Trustee"), and James H. Beck

WHEREAS by Deed of Trust dated July 27, 2007, of record at Instrument No. 20070817-0098531, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Barbara E. Rediker conveyed to Linda L. Hood, as Trustee, the hereinafter described real estate, to secure payment to The Bank of Nashville of a promissory note dated July 27, 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. 20110207-0010401, 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, by order entered January 26, 2011 in the bankruptcy case *In re Barbara*

Elaine Rediker, Case no. 10-13530, United States Bankruptcy Court for the Middle District of Tennessee, the automatic stay was lifted to permit the sale by the Trustee of the below described property; 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 12:00 p.m. on Friday, March 11, 2011, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on February 18, 25 and March 4, 2011, 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 James H. Beck at the price of $152,500.00 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 $152,500.00, by these presents do transfer to James H. Beck, 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:

Situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot no. 459 on the Plan of Priest Lake Park Subdivision, Section 7-B, which is of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

Together with all rights, easements, estates, tenements, hereditaments, interests, 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.

Being the same property conveyed by deed recorded in document number 20070817-0098531, of the Davidson County, Tennessee records.

Property Address: 344 Clearlake Drive West
Nashville, TN 37217

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 24th day of March, 2011

Jessica Rigsby
Notary Public
My commission expires: 4-16-2014

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 $152,500.00.

Affiant

Sworn to and Subscribed
before me this the 24th
day of March, 2011.

Jessica Rigsby
Notary Public
My commission expires: 4-16-2014

JESSICA RIGSBY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY