SUCCESSOR TRUSTEE'S DEED

STATE OF _____)
COUNTY OF _____)

BILL GARRETT, Davidson County
Trans:T20110021527 DEEDTRS
Recvd: 04/12/11 10:52 2 pgs
Fees:13.00 Taxes:159.44
20110412-0028160

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 43,093 C/S.
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12 DAY OF April 20 11
Deputy Register

_____ day of _____, 20__.

This instrument was prepared by:

_____
Notary Public

My commission expires: _____

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Eric Sox 7051 Highway 70 South - 315 Nashville, TN 37221	Eric Sox 7051 Highway 70 South - 315 Nashville, TN 37221	065-090-078.00

WHEREAS, Walter Cuozzo and Monica G. Lee-Cuozzo, by Deed of Trust (the "Deed of Trust") dated February 11, 1994, of record in in Book 9261, Page 513, in the Register's office for Davidson County, Tennessee, conveyed to Transcontinental Title, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to James B. Nutter & Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20101229-0103282 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. newspaper on March 11, 2011; March 18, 2011; March 25, 2011; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Bridgestone Arena in Nashville,

Tennessee, at 11:00 a.m. on April 1, 2011 and Eric Sox (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Forty Three Thousand Ninety Three Thousand Dollars and Seventeen Cents ($43,093.17).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, heirs and assigns, certain real property located in Old Hickory, Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 112, on the plan of Section Three, Sherwood Forest, as shown on plat of record in Plat Book 4460, Page 81, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Subject to all restrictions, reservations, & easements now of record, if any.
>
> More commonly known as: 4892 Whittier Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 7th day of April, 2011 at 11 : 35 a.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 7th day of April, 2011 at 11 35 a.m. CDT.

My commission expires: 7/20/20

Catherine A. Curtis
Notary Public

CATHERINE A. CURTIS
MY COMMISSION # 12377612
EXPIRES: July 20, 2020
Pulaski County