This instrument prepared by: WINCHESTER, SELLERS, FOSTER & STEELE, P.C.
P.O. Box 2428
Knoxville, Tennessee 37901-2428
Phone: (865) 637-1980
File No. 1202.1113

CLT No. 024.00-0-222.00

Responsible Taxpayer and Property Owner:

Name: **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**
Address: **6522 CHAPMAN HIGHWAY, SUITE 110**
City: **KNOXVILLE** State: **TN** Zip: **37920**

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$63,750.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 26th day of April, 2011.

Notary Public

My Commission Expires: 1/5/2014

CONNIE L. O'BARR
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

BILL GARRETT, Davidson County
Trans: T20110025222 DEEDTRS
Recvd: 04/29/11 08:31 3 pgs
Fees: 18.00 Taxes: 235.88
20110429-0032717

SUCCESSOR TRUSTEE'S DEED

This instrument made this 26th day of April, 2011, by and between **GORDON D. FOSTER**, Successor Trustee, of Knox County, Tennessee, party of the first part, and **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, party of the second part.

WITNESSETH:

THAT, WHEREAS, on the 28th day of June, 1999, LYNN DORRIS of Davidson County, Tennessee, duly executed and acknowledged a Tennessee Deed of Trust recorded in Book 11558, Page 78, in the Register's Office for Davidson County, Tennessee, conveying to T. Larry Edmondson, Trustee, the hereinafter described real estate to secure payment of the Promissory Note described therein, together with fees and costs necessary to enforce the collection thereof, said Note being incorporated in said Tennessee Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land situated in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee according to a survey made by R. L. Montoya-Land Surveying, Inc., dated October 3rd, 1996 is more particularly described as follows:

BEGINNING at an iron rod in the southerly margin of Campbell Road, said being the northwest corner for this tract and the southwest corner of Sturgis' property; thence, leaving said margin and running with a common line to Sturgis' property South 68 deg. 53' 35" East 384.93 feet to an iron rod in the West margin of Campbell Road being the northeast corner of this tract; thence with the West margin of Campbell Road, a curve to the left having a Delta of 14 deg. 41' 05", a radius of 985.24 feet, a tangent of 126.95 feet, a length of 252.51 feet, and a chord of South 14 deg. 05' 05" West 251.82 feet to an iron rod; thence, leaving said margin and running with a common line of the Arthur M. Irvin property as evidenced in Deed Book 5104, Page 976, Register's Office for Davidson County, Tennessee South 06 deg. 44' 32" West 262.70 feet to an iron rod at a metal fence post; thence with an

existing fence line for the next 40 calls: 1) North 64 deg. 06' 22" West 290.04 feet to an iron rod thence; 2) North 73 deg. 33' 09" West 48.57 feet to an iron rod thence; 3) North 68 deg. 48' 05" West 195.01 feet to an iron rod; 4) North 50 deg. 28' 39" West 70.20 feet to an iron rod thence; North 33 deg. 24' 55" West 90.37 feet to an iron rod in the southerly margin of Campbell Road; thence with a curve to the left having a Delta of 22 deg. 26' 21", a radius of 815.16 feet, a tangent of 161.70 feet, a length of 319.25 feet, and a chord of North 49 deg. 35' 02" East 317.21 feet to an iron rod; thence, continuing with said road North 38 deg. 21' 52" East 136.54 feet to the point of beginning containing 247,021 square feet, or 5.67 acres more or less.

BEING the same property conveyed to Lynn Dorris by deed from Kevin Breck Smith and wife, Michele Rice Smith, dated October 18, 1996, recorded October 23, 1996, in Book 10234, page 255, Register's Office for Davidson County, Tennessee.

MAP PARCEL IDENTIFICATION CLT NO. 024.00-0-222.00

Said property bears the street address of **1695 Campbell Road, Goodlettsville, TN 37072**.

WHEREAS, **GORDON D. FOSTER** of Knox County, Tennessee, was appointed and designated Successor Trustee under the aforesaid Tennessee Deed of Trust pursuant to the terms and conditions of said Tennessee Deed of Trust by the Beneficiary, said Appointment being recorded in Instrument No. 20110330-0024295 in the aforesaid Register's Office; and

WHEREAS, said Promissory Note was duly signed and executed by LYNN DORRIS and is payable to the order of FIRST TENNESSEE BANK NATIONAL ASSOCIATION; and

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the above-described Note, which total amount was past due at the time the foreclosure of said Tennessee Deed of Trust was begun and the owner and/or holder of said Note directed the party of the first part to foreclose said Tennessee Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, a Notice of Right to Foreclose letter was transmitted by First Tennessee Bank National Association to Lynn Dorris on the 6th day of January, 2011, as required by T.C.A. §35-5-117; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described as provided in said Tennessee Deed of Trust in a local newspaper published in Davidson County, Tennessee, to-wit, *The Davidson A.M.*, giving the time, place and terms of said sale; and

WHEREAS, on the 26th day of April, 2011, at the hour of 10:00 o'clock a.m. local time in front of the Register of Deeds Office at the Bridgestone Arena, 501 Broadway, Nashville, TN, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder, free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Tennessee Deed of Trust, and being cried for a reasonable time was finally sold to the party of the second part at a bid of $63,750.00, party of the second part being the highest and best bidder, which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Tennessee Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part as Successor Trustee does hereby grant, bargain, sell, transfer, and convey unto the said party of the second part the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Tennessee Deed of Trust and all persons claiming through and under said makers.

Party of the first part as Successor Trustee does hereby transfer, assign, and set over unto the party of the second part, its heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Tennessee Deed of Trust and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Successor Trustee but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number and, where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, party of the first part has hereunto set his hand and seal the day and year first above written.

Gordon D. Foster, Successor Trustee

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, **Gordon D. Foster, Successor Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 26th day of April, 2011.

Notary Public

My Commission Expires: 1/5/2015

CONNIE L. O'BARR
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY