BILL GARRETT, Davidson County
Trans:T20110026201 DEEDTRS
Recvd: 05/03/11 16:13 4 pgs
Fees:23.00 Taxes:534.47
20110503-0033924

THIS INSTRUMENT PREPARED BY:

Wesley D. Turner
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315 Deaderick Street
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P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 144,450

Affiant

Subscribed and sworn to before me, this 3 day of May, 2011.

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mohammad Ebrahimzadeh and Qamar Yousefpour 4013 Hollis Hill Drive Nashville, TN 37211	Same	147-12-B-4

SUCCESSOR TRUSTEE'S DEED

WHEREAS, RAMADAN ABDULRAHMAN, and wife, EIDY O. AHMED, by a Deed of Trust (the "Deed of Trust") dated September 14, 2009, of record as Instrument No. 20090929-0090254, Register's Office for Davidson County, Tennessee, conveyed property described therein to Victor Hazelwood, Trustee, to secure indebtedness described therein payable to Mohammad Ebrahimzadeh and Qamar Yousefpour; and

WHEREAS, Marcy E. Shelton was appointed Successor Trustee by the owner and holder of said indebtedness by an instrument of record as Instrument No. 20110331-0024746, Register's Office for said County; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said 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 Tennessean/Davidson** on April 8, 15 and 22, 2011; and

WHEREAS, the Successor Trustee continued the sale from May 2, 2011 at 11:00 o'clock A.M. to May 3, 2011 at 11:00 o'clock A.M., and the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (south) entrance of the Metropolitan Davidson County Courthouse, One Public Square, Nashville, Davidson County, Tennessee, at 11:00 o'clock A.M. on May 3, 2011, and **MOHAMMAD EBRAHIMZADEH** and wife, **QAMAR YOUSEFPOUR** (hereinafter collectively "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **ONE HUNDRED AND NO/100 ($100.00) DOLLARS,** which sum was set off against the secured indebtedness, plus assumption of the prior indebtedness encumbering the property in the amount of $144,350.00.

NOW, THEREFORE, MARCY E. SHELTON, in her capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the Grantee, their heirs, successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Classic Meadows, of record in Instrument No. 20040715-0084487, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed by Mohammad Ebrahimzadeh and wife, Qamar Yousefpour, to Ramadan Abdulrahman and wife, Eidy O.

Ahmed by Quitclaim Deed of record as Instrument No. 20090929-0090253, Register's Office for Davidson County, Tennessee.

The address of this property is 4013 Hollis Hill Drive, Nashville, Tennessee 37211.

This conveyance is made subject to:

1. Metro or special taxes and assessments required to be paid in the year 2011 and subsequent years, a lien, not yet due and payable.

2. Deed of Trust executed by Mohammad Ebrahimzadeh and Qamar Yousefpour to Robert M. Wilson, Trustee, dated December 19, 2008, of record as Instrument No. 20081229-0122623, Register's Office for Davidson County, Tennessee, to secure to Countrywide Bank, FSB, an indebtedness in the amount of $144,350.00, and any other sums which may be and become payable under the terms thereof, including, but not limited to principal, interest and service fee.

3. Declaration of Covenants, Conditions and Restrictions for Classic Meadows, including liens for assessments, of record in 20040720-0086469, Register's Office for Davidson County, Tennessee.

4. Matters as shown on the Plan of record as Instrument No. 20040715-0084487, as corrected Certificate of Correction as recorded in Instrument No. 20050303-0023638, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants as set forth in instrument recorded in Book 1815, page 32, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record as Instrument No. 20030917-0137370, Register's Office for Davidson County, Tennessee.

7. Any other matters encumbering the subject property which have a priority over the Deed of Trust.

The notice of right to foreclose required by Tenn. Code Ann., Section 35-5-117 was given on January 26, 2011.

TO HAVE AND TO HOLD the aforesaid real estate free from the equity of redemption, the statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other rights and 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 her capacity as Successor Trustee, and not

otherwise, has the power to convey the same.

Marcy E. Shelton, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under her, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 3rd day of May, 2011.

Marcy E. Shelton, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCY E. SHELTON, SUCCESSOR TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2011.

Notary Public

My Commission Expires:_____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014