BILL GARRETT, Davidson County
Trans:T20110029014 DEEDTRS
Recvd: 05/16/11 13:41 5 pgs
Fees:28.00 Taxes:471.75
20110516-0037301

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C. (EHB)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Cadence Bank 93 Seaboard Lane, #1001 Brentwood, TN 37027	SAME	04305014600 06916006900

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of April 25, 2011, by and between Erin H. Bennett, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Cadence Bank.

WHEREAS by Deed of Trust dated October 6, 2008, of record at Instrument No. 20081105-0110310, Register's Office for Davidson County, Tennessee (the "Deed of Trust 1"), Debtor conveyed to Kay Waller, as Trustee, the hereinafter described real estate, to secure payment to Cadence Bank of a promissory note dated October 6, 2008 (the "Note 1"); and

WHEREAS by Deed of Trust dated October, 6, 2008, of record at Instrument No. 20081105-0110314, Register's Office for Davidson County, Tennessee (the "Deed of Trust 2"), Robert B. Miller conveyed to Kay Waller, as Trustee, the hereinafter described real estate, to secure payment to Cadence Bank of a promissory note dated October 6, 2008 (the "Note 2") (*hereinafter, Deed of Trust 1 and Deed of Trust 2 shall be referred to collectively as "Deed of Trust" and the Note 1 and Note 2 shall be referred to collectively as the "Note");* and

WHEREAS, the lawful holder of the Note, Cadence Bank appointed Erin H. Bennett to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instruments of record Instrument Nos. 20110401-0025322 and 20110401-0025323 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, 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 *Nashville Scene*, that the property would be sold at 10:00 on April 14, 2011, at the main door of the Courthouse Davidson County, Tennessee, such advertisement appearing in said paper on March 24, March 31 and April 7, 2011, and sent a copy of such notice to Debtor and following such notice the default was not cured, and on the date of sale at said location, it was properly announced that said sale was delayed until April 21, 2011 at 10:00 a.m.; 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 Cadence Bank at the price of $127,500.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Erin H. Bennett, Successor Trustee as aforesaid, in consideration of the premises and the sum of $127,500.00, by these presents do transfer to Cadence Bank, 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:

TRACT 1

LAND in Davidson County, Tennessee, being Lot No. 13, 14 and the westerly 15 feet of Lot No. 15 of Block "B" on the Map of Kennaston Estates, of record in Plat Book 843, Page 83, Register's Office for Davidson County, Tennessee.
Said Lots Nos. 13, 14 and part of Lot No. 15 front together 115 feet on the southerly side of Roosevelt Street, and runs back between parallel lines, 139 feet to a dead line.

Included but excluded from the above legal is Lot No. 13 of Block "B" on the Map of Kennaston Estates, of record in Plat Book 843, page 83, Register's Office for Davidson County, TN.

Being the same property conveyed to Robert Bond Miller by deed from Curtiswood, LLC, recorded in Instrument No. 20080430-0044017, Register's Office for Davidson County, Tennessee. Then being further conveyed to Curtiswood, LLC by Quitclaim Deed from Robert Bond Miller, of record as Instrument No. 20091110-0103947, dated November 6, 2009, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee being Lot No. 14 on the Map of J.J. Hoizapel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street at the northwest corner of the property conveyed to James C. Pickett and wife, by deed from L. I. Overstreet and wife, of record in Book 1913, page 23, Register's Office for said County, said point being the corner of Lots Nos. 13 and 14 on said plan; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 99 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots northwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with said Street, westwardly 99 feet to the beginning.

Being the same property conveyed to Robert Bond Miller by deed from Curtiswood, LLC, recorded in Instrument No. 20080206-0012532, Register's Office for Davidson County, Tennessee. Then being further conveyed to Curtiswood, LLC by Quitclaim Deed from Robert Bond Miller, of record as Instrument No. 20091110-0103947, dated November 6, 2009, said Register's Office.

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.

ERIN H. BENNETT
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Todd Hancock, a Notary Public of said County and State, ERIN H. BENNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself 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 12th day of May, 2011.

TODD H. HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

Notary Public
My commission expires: 3-3-14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Affiant

Sworn to and Subscribed
before me this the 12th
day of May, 2011.

Notary Public
My commission expires: 3-3-14

TODD H. HANCOCK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014