TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20110031339 DEEDTRS
Recvd: 05/26/11 08:38 4 pgs
Fees:23.00 Taxes:647.50
20110526-0040253

ASHLEY N. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

Affiant
Cecilia Hensley

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 23rd DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cadence Bank, N.A. **93 Seaboard Lane** **Suite 1001** **Brentwood, TN 37027**	**SAME AS OWNER**	**083-03-0-128**

This **Instrument** made and entered into on this 23rd day of May, 2011 by and between Michael B. Schwegler, Successor Trustee, a resident of Davidson County Tennessee whose address is: P.O. Box 159264, Nashville, Tennessee 37215 ("Trustee"), and Cadence Bank, N.A.("Grantee");

WHEREAS, by deed of trust dated May 18, 2007 of record at Instrument No. 20070605-0066813, Register's Office for Davidson County, Tennessee as amended and restated in that

Modification of Deed of Trust of record at Instrument No. 20100205-0009218 (collectively the "Deed of Trust"), Amanda Williams and David Williams conveyed to Kay Waller, as trustee, the property (the "Property") described in this instrument, for the benefit of Cadence Bank, N.A. as beneficiary (the "Lawful Holder");

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by instrument of record at 20110427-0032043, Register's Office for said County;

WHEREAS, a default has occurred with respect to the Deed of Trust and the Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, the Trustee caused a foreclosure sale to be advertised in a newspaper published in the county where the property is located on April 29th , 2011, May 6th , and May 13th, 2011

WHEREAS, at the time, place and date specified in notices or advertisements published in accordance with the Deed of Trust and applicable law the Trustee caused the Property to be offered for sale at public outcry on May 20, 2011. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $175,000.00.

NOW, THEREFORE, I, Michael B. Schwegler, pursuant to my powers as Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Cadence Bank, N.A. (Grantee), Grantee's heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon and affixed thereto, but only pursuant to my powers at trustee and not further or otherwise. The Property is further described as follows:

Land in Davidson County, Tennessee, being the easterly 31.3 feet of Lot 20 and the westerly 18.7 feet of Lot 19 and that part of the alleys and court immediately in the rear on said property on the plan of Minnie E. Martin's Subdivision as of record in Plat Book 547, page 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DAVID WILLIAMS AND WIFE, AMANDA WILLIAMS, by deed from MELANIE E. LEWIS AND HUSBAND, GEORGE M. LEWIS, of record as Instrument No. 20070605-0066812, dated May 18, 2007, said Register's Office.

(the "Property")

Property address: 2111 Creighton Avenue, Nashville, TN

To have and to hold unto the Grantee, the Property, together with all improvements thereon, in bar of equity of redemption and all other rights of redemption, statutory or otherwise, including but not limited to T.C.A. §66-8-101, et seq., as amended from time to time, homestead, dower and all other exemptions and martial rights, as provided in, but only to the extent provided in, the Deed of Trust.

Said sale is subject to all defects of title; easements; restrictions; liens; taxes; rights of parties in possession; and redemption rights existing by law, to the extent such matters were not extinguished by the sale under the Deed of Trust.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law.

Michael B. Schwegler, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the Undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael B. Schwegler, 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 Trustee as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of May, 2011.

Ashley N. Walker

Notary Public

My commission expires:7-3-2012

(Affix visible seal)

