BILL GARRETT, Davidson County
Trans:T20110038765 DEEDTRS
Recvd: 06/29/11 09:02 3 pgs
Fees:18.00 Taxes:522.67
20110629-0049509

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $141,262.30.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 23rd day of May, 2011.

ANGEL A. WEBER NOTARY PUBLIC #12370890 EXPIRES 5-18-2019 PULASKI COUNTY AR

Notary Public

My commission expires: 5-18-19

This instrument was prepared by:

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

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
James B. Nutter & Company P.O. Box 10346 Kansas City, MO 64171-9936	James B. Nutter & Company P.O. Box 10346 Kansas City, MO 64171-9936	109-05-0-D-085.00

WHEREAS, Carolyn L. Wedekind, by Deed of Trust (the "Deed of Trust") dated September 30, 2005, of record as Instrument No. 20051004-0119113, in the Register's office for Davidson County, Tennessee, conveyed to Realty Title & Escrow Co., Inc., 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 as Instrument No. 20101118-0092491 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 April 22, 2011; April 29, 2011; May 6, 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 May 13, 2011, and James B. Nutter & Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Forty One Thousand Two Hundred Sixty Two Dollars and Thirty Cents ($141,262.30).

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, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1609 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and being described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for the Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filled as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585 and amended in Instrument No. 20050923-0114373, said Register's Office, are Incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carolyn Wedekind, a single woman, by deed from 70 South Associates, LLC, a Tennessee Limited Liability company, of record in Instrument No. 200510040119112, Register's Office for Davidson County, Tennessee.

More Commonly Known As: 1609 Lincoya Bay Drive, Nashville, Tennessee 37214-2768

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 23rd day of May, 2011 at 11:33 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 23rd day of ~~May~~ June, 2011 at 11 : 34 a.m. CDT.

My commission expires: 5-18-19

Notary Public

ANGEL A. WEBER
NOTARY
★
PUBLIC
#12370890
EXPIRES
5-18-2019
PULASKI COUNTY AR