BILL GARRETT, Davidson County
Trans:T20110046296 DEEDTRS
Recvd: 07/29/11 15:18 4 pgs
Fees:23.00 Taxes:259.00
20110729-0058430

Prepared By and Returnable to:
Bone McAllester Norton PLLC (kjr)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Donald F. Thompson **Rhonda L. Thompson** **237 Harpeth View Trail** **Kingston Springs, TN 37082**	**New Owner**	**127-00-0-032.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated July 29, 2008, executed by James E. K. Hildreth and Phyllis D. K. Hildreth, to Thomas F. Baker, IV, Trustee, of record in Instrument No. 200808040079616, Register's Office for Davidson County; and

WHEREAS, First Tennessee Bank National Association, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming Sam J. McAllester III, David M. Anthony, C. Tucker Herndon, and Gregory G. Vick, as Substitute Trustees by an instrument of record in Instrument No. 20110517-0037848, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers, given the Trustee in said Deed of Trust; and

WHEREAS, C. Tucker Herndon, in his capacity as Substitute Trustee, and not Individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 11:00 o'clock a.m. prevailing time on Thursday, July 21, 2011 at the premises which is identified on the Metropolitan Tax Assessor's records as Map/Parcel 127-00-0-032.00 with an address of 0 Newsom Station Road, Nashville, Davidson County, Tennessee,, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, C. Tucker Herndon, Substitute Trustee, personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of Seventy Thousand and 00/100 Dollars ($70,000.00) by Donald F. Thompson and wife, Rhonda L. Thompson (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of Seventy Thousand and 00/100 Dollars ($70,000.00) cash in hand paid by the Buyer, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Buyer, their heirs and representatives, the title and interest that Substitute Trustee has the right to sell and convey under

the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being described according to a survey made A & A Engineers, Inc. Job No. 107977, as follows:
>
> Commencing at a monument in the southerly margin of Rolling Hills Drive, said point being 312.53 feet east of the easterly margin of Merrymount Acres, Section 3, as of record in Book 4175, page 91, Registers Office for said County, thence in a northerly direction with the easterly boundary of Merrymount Acres, Section 3, North 9 degrees 44 minutes 53 seconds West 229.65 feet to a concrete monument in a fence, said point being the northeast property corner of Merrymount Acres, Section 3, thence with said fence South 86 degrees 49 minutes 25 seconds East 360.38 feet to a point at a fence corner, said point being the southeast corner of John Cunningham tract; thence with a fence in a northerly direction with John Cunningham's east property line North 3 degrees 09 minutes East 957.68 feet to a point, the point of beginning, thence continuing in a northeasterly direction North 5 degrees 04 minutes 01 seconds East 456.96 feet to a metal post; thence North 77 degrees 05 minutes 41 seconds East 229.93 feet to an iron pin, thence North 2 degrees 03 minutes 08 seconds West 206.86 feet to an iron pin, a point in the northwest corner of the described tract; thence North 76 degrees 29 minutes 54 seconds East 425.15 feet to an iron pin; thence North 86 degrees 01 minutes 52 seconds East 327.00 feet to an iron pin; thence North 64 degrees 43 minutes 05 seconds East 366.73 feet to an iron pin in the northeast corner of said property, said pin also being in the westerly property line of the Mary Hicks Proctor property; thence with an old fence South 10 degrees 29 minutes 23 seconds West 180.61 feet to an iron pin; thence south 3 degrees 49 minutes 59 seconds West 191.77 feet to an iron pin; thence South 4 degrees 38 minutes 39 seconds West 635.86 feet to an iron pin; thence North 89 degrees 26 minutes 44 seconds West 1,231.15 feet to the point of beginning.

Being the same property conveyed to James E. K. Hildreth and wife, Phyllis D. K. Hildreth, by deed from Feng-Chih Chen and wife, Helen Mei-Ju, of record as Instrument No. 20070321-0034374, dated March 16, 2007, said Register's Office.

The street address of the property is identified on the Metropolitan Tax Assessor's records as 0 Newsom Station Road, Nashville, Davidson County, Tennessee, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, their heirs and representatives, forever.

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, their heirs and representatives, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee only to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD "AS IS," "WHERE IS" AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

[Remainder of this page intentionally left blank. Signature page follows.]

WITNESS my hand this 28th day of July, 2011.

C. Tucker Herndon
Substitute Trustee, and not Individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, C. Tucker Herndon, Substitute Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 28th day of July, 2011.

NOTARY PUBLIC

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-3-14

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn before me on this 28th day of July 2011.

NOTARY PUBLIC

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-3-14