SUCCESSOR TRUSTEE'S DEED

STATE OF Tennessee)
COUNTY OF Davidson)

BILL GARRETT, Davidson County
Trans:T20110048062 DEEDTRS
Recvd: 08/05/11 13:32 3 pgs
Fees:18.00 Taxes:467.28
20110805-0060495

The actual consideration or value, whichever is greater, for this transfer is $126,291.00.

Rodney C. Brower

MARCIA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 6 day of August, 2011

Marcia M. Davis
Notary Public

My commission expires: May 08, 2012

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.
Rodney C. & Linda Brower 460 Franklin Rd. Franklin, TN 37069 615-293-7508	Rodney C. & Linda Brower 460 Franklin Rd. Franklin, TN 37069 615-293-7508	172-15-O-A-105.00

WHEREAS, Sounthone Niravong and Felecia C. Niravong, by Deed of Trust (the "Deed of Trust") dated April 10, 2007, of record as Instrument No. 20070427-0050484, in the Register's office for Davidson County, Tennessee, conveyed to Mid South Title, 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 Capital One Home Loans, LLC;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20110512-0036423 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 May 27, 2011; June 3, 2011; and June 10, 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 at 501 North Broadway in Nashville, Tennessee, at 11:00 a.m. on June 17, 2011, and Rodney C. Brower and Linda Brower (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Twenty Six Thousand Two Hundred Ninety One Dollars and No Cents ($126,291.00).

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

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE TO WIT:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 49 ON THE PLAN OF HOLTWOODS, SECTION EIGHT OF RECORD IN PLAT BOOK 9700. PAGE 96, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID #: 172150A 105.00

BY FEE SIMPLE DEED FROM YAZDIAN CONSTRUCTION, INC. AS SET FORTH IN DEED BOOK 10209, PAGE 527 AND RECORDED ON 10/1/1996, DAVIDSON COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.

More Commonly Known As: 3525 Cobble Street, Nashville, Tennessee 37211

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 6th day of July, 2011 at 3:22 p.m. CST.

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 6th day of July, 2011 at 3:30 p.m. CST.

My commission expires: 9/9/18

Notary Public

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County