RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Neal H. Hennessy

GRANTEE(s)
Patrick Stephen O'Brien

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20110048443 DEEDTRS
Recvd: 08/08/11 14:22 2 pgs
Fees:13.00 Taxes:293.78
20110808-0060964

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 16, 1993 and recorded July 20, 1993, at Book 9019, Page 294 in the Register's Office of Davidson County, Tennessee, Neal H Hennessy conveyed to Arnold M. Weiss, as Trustee for Sears Mortgage Corporation, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, BAC Home Loans Servicing, LP has appointed **SHELLIE WALLACE** as Successor Trustee and **DEANNA DORROUGH** as Co-Trustee by instrument of record recorded on July 11, 2011 as Instrument No. 201107110052719 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and BAC Home Loans Servicing, LP has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on May 20, 2011 and was advertised a total of three times, prior to actual sale date. The HB 3588 letter was mailed to the borrower(s) on February 3, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on July 13, 2011 at the Bridgestone Arena in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Patrick Stephen O'Brien, at and for the sum of $79,400.00, that being the highest and best bid offered; and announcing the scheduled sale date of June 15, 2011; and on said date the sale was announced to be postponed to July 13, 2011.

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Co-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Patrick Stephen O'Brien of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Co-Trustee does hereby grant, bargain, sell, and convey to the said Patrick Stephen O'Brien, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 480 on the Plan of Section Ten, The Country, of record in Book 6900, Page 394, Register's Office for said County.

Said Lot No. 480 fronts 81.41 feet on the northerly margin of Shakertown road and extends back 105.70 feet on the weterly line and 131.20 fet on the easterly line to a broken line in the rear measuring 109.61 feet thereon.

Being the same property conveyed to Neal H. Hennessy by Warranty Deed recorded July 20, 1993 , at Book 9019, Page 291, Register's Office for Davidson County, Tennessee.

Commonly known as: 3416 Shakertown Road, Antioch, Tennessee 37013.

Tax Parcel No.: 150030434.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Patrick Stephen O'Brien, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this

2 day of Aug, 11.

Deanna Dorrough
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Deanna Dorrough as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 2 day of Aug, 11.

Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $79,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Stephen O'Brien

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Patrick Stephen O'Brien
307 Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 79,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF August 20 11

Deputy Register