BILL GARRETT, Davidson County
Trans:T20110057518 DEEDWARR
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Fees:18.00 Taxes:925.00
20110916-0071877

THIS INSTRUMENT PREPARED BY:
Woodard & Shelton PLLC; 1114 W Main Street; P.O. Box 708
Franklin, TN 37065-0708; Ph. 615-794-7500; Fax 615-790-8476
nshelton@nicksheltonlaw.com

NEW OWNER	PARTY RESPONSIBILE OR TAXES	M/P #.
RICHARD E. BROWN and wife, FRANCES BROWN 125 Arlington Place Franklin, TN 37064-2029	SAME	120-00-055.01

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 5/01/2007 and recorded in the Register's Office of Davidson County, Tennessee (Instrument Number 20070504-0054070, Reg. Deeds of Davidson Co, TN) ("Deed of Trust") Emad Hamed and Wife, Olvat K. Hamed conveyed to Nick Shelton, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Richard E. Brown and Wife, Frances Brown, being the owners and holders of the debt secured, appointed the undersigned as Trustee by instrument number 20070504-0054070, Register's Office of Davidson County, TN;

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117 (i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; 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 the holder of the said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust and the sale was held on 8/12/2011at Davidson County Register of Deeds; 501 Broadway; Nashville, TN 37203, in bar of equities of redemption, dower and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the said property was offered and auctioned for sale as public outcry to the highest and best bidder for cash, at which sale no bidders were present; and

NOW, THEREFORE, in consideration of the premises and of the payment of the bid amount, the Trustee below, NICK SHELTON, hereby conveys, grants bargains, sells and conveys to RICHARD E. BROWN and wife, FRANCES BROWN, *GRANTEES,* a certain tract or parcel of land in Davison County, Tennessee, described as follows:

Land in the 2nd formerly 5th Civil District of Davidson County,

Tennessee, being part of the northeast part of a tract of 93.55 acres, more or less, and being a part of the property known as the old Thomas S. Weaver Homeplace, and shown as the "Shell Property" on a survey y Barege-Waggoner & Sumner, Engineers, as revised June 14, 1962, as follows:

BEGINNING at a point in the south margin of Murfreesboro Road, 213.4 feet east of a concrete monument in the south margin of said road at a turn near the intersection of Pineway Drive, said point being 75 feet east of the northeast corner of the property conveyed to F.L. Eubank and wife, by deed of record in Book 2102, Page 419, Register's Office for said County; thence along Murfreesboro Road, South 66 degrees 58 minutes East 183 feet to an iron pin; thence leaving the road, South 22 degrees, 53 minutes West 150 feet; thence North 66 degrees 58 minutes West 183 feet; thence North 22 degrees 53 minutes East 150 feet to the point of beginning.

SUBJECT to easement for cut and fill slopes across the front of the lot adjacent to Murfreesboro Pike as set out in Degree in Minute Book 56, Page 433, of the 2nd Circuit Court for Davidson County, Tennessee, at Nashville:

Being the same property conveyed to Richard E. Brown and wife, Frances K. Brown, by deed from Three Maryland Farms, dated 05/17/84, of record in Book 6338, Page 823, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Richard E. Brown and wife, Frances K. Brown to Emad K. Hamed and wife, Olvat K. Hamed, by Warranty Deed dated May 1, 2007 and recorded on 5/4/2007 instrument # 20070504-0054069, Reg. Deeds David. Co, TN.

Being the same real estate described in 20070504-0054070, Register's Office of Davidson County, TN;

The last recorded Warranty Deed was filed on 5/04/2007 in the Register's Office of Davidson County, TN (Instrument Number: 20070504-0054069).

This conveyance from undersigned Trustee is to GRANTEE, RICHARD E. BROWN AND WIFE, FRANCES BROWN, TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appeartaining unto the said GRANTEE, RICHARD E. BROWN AND WIFE, FRANCES BROWN, its successors and assigns forever, to who the said Nick Shelton, Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persona claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Nick Shelton, Trustee, has hereunto set his hand, this August 15, 2011 date.

Trustee, Nick Shelton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 15 day of August, 2011, before me, a Notary Public in and for said State and county, duly commissioned an qualified, personally appeared NICK SHELTON with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the TRUSTEE, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing his name as trustee of the foregoing conveyance pursuant to the instrument numbers and documents cited hereinabove.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 06/21/2015

APRIL FERGUSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 250,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of Sept., 2011, in WILLIAMSON County, TN.

Notary Public

My Commission Expires: 6/21/2015

APRIL FERGUSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY