BILL GARRETT, Davidson County
Trans:T20110066825 DEEDTRS
Recvd: 10/25/11 15:41 9 pgs
Fees:48.00 Taxes:2960.00
20111025-0083066

THIS INSTRUMENT PREPARED BY:

DANIEL H. PURYEAR, ESQ.
102 WOODMONT BOULEVARD
THE WOODMONT CENTRE, SUITE 520
NASHVILLE, TN 37205
(615) 630-6601

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Nos.
Charles L. Smith	Same	Map 148-03 Parcel 53
P.O. Box 110152		Map 162-10 Parcel 7
Nashville, TN 37222		Map 162-10 Parcel 5
		Map 149-5 Parcel 106
		Map 162-13 Parcel 80
		Map 162-13 Parcel 124
		Map 133-12 Parcel 181
		Map 162-2 Parcel 136
		Map 162-3 Parcel 202
		Map 147-08 Parcel 213
		Map 147-11 Parcel 59
		Map 162-3 Parcel 319
		Map 149-9 Parcel 196
		Map 148-15 Parcel 123
		Map 162-6 Parcel 321
		Map 162-6 Parcel 37
		Map 148-15 Parcel 157
		Map 148-15 Parcel 164
		Map 148-15 Parcel 250
		Map 148-6 Parcel 57
		Map 149-5 Parcel 156
		Map 147-15 Parcel 48

I, hereby swear or affirm that the actual consideration or value of the property is $ 800,000.00.

Charles L. Smith
Affiant

Subscribed and sworn to before me, this 25TH day of OCTOBER, 2011.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

5/8/2012
My Commission Expires

WHEREAS, by Deed of Trust dated January 11, 2007, and recorded as Instrument No. 20070117-0006952 in the Register's office for Davidson County, Tennessee, Music City Homes, LLC conveyed to Joe F. Fowlkes, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of Daniel H. Puryear as Successor Trustee by instrument recorded as Instrument No. 20110902-0068520, said Register's office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on October 14, 2011, at the main door of the Courthouse in Nashville, Davidson County, Tennessee and such ad appeared in The Tennessean/Davidson on September 16, 2011; September 23, 2011; and September 30, 2011; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for credit upon the indebtedness secured, at which sale, Charles L. Smith was the highest and best bidder and became the purchaser of said property at and for the sum of Eight Hundred Thousand and No/100 Dollars ($800,000.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Daniel H. Puryear, as Successor Trustee, does hereby grant, bargain, sell, and convey to Charles L. Smith ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the county of Davidson and state of Tennessee, to-wit:

Tract No. 1:

Being Lot No. 313 on the Plan of Cherokee Hills, Section 3, of record in Plat Book 3500, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Map 148-03 Parcel 53
Property Address: 1525 Antioch Pike Antioch, TN 37013

Said property is subject to restrictions of record in Book 3703, page 311, Register's Office, Davidson County, Tennessee

Tract No. 2:

Being Lot No. 7 on the Plan of Brook View Estates, Section 1 of record in Plat Book 4460, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Map 162-10 Parcel 7
Property Address: 624 Benzing Road, Antioch, TN 37013

Said property is subject to restrictions of record in Book 4636, page 317, Register's Office, Davidson County, Tennessee

Tract No. 3:

Being Lot No. 5 on the Plan of Brook View Estates, Section 1 of record in Plat Book 4460, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Map 162-10 Parcel 5
Property Address: 524 Benzing Road, Antioch, TN 37013

Said property is subject to any and all existing easements, building setback lines, and restrictions of record in Book 4636, page 317, Register's Office, Davidson County, Tennessee

Tract No. 5:

Being Lot No. 126 on the Plan of Terragon Trails, Section 1 of record in Plat Book 4860, page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 126 fronts 60.0 feet on the northeasterly margin of Barclay Square Drive and extends back between parallel lines 140.0 feet to a dead line.

Map 149-5 Parcel 106
Property Address: 4916 Barclay Square Drive, Antioch, TN 37013

Said property is subject to all restrictions, easements and the plats as of record in Register's Office for said County.

Tract No. 6:

Being Lot No. 71 on the Plat of Cedarwood Estates, Section 2 of record in Plat Book 4860, page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 71 fronts 103.69 feet on the northerly cul-de-sac of Cedarcreek Court and extends back 133.72 feet on the westerly line and 134.11 feet on the easterly line to a line on the rear which is a broken line on which it measures 111.72 feet.

Map 162-13 Parcel 80
Property Address: 104 Cedarcreek Court, Nashville, TN 37211

Tract No. 7:

Being Lot No. 55 on the Plan of Monte Carlo, Section Two-A, of record in Plat Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Map 162-13 Parcel 124
Property Address: 400 Cedarmont Drive, Nashville, TN 37211

Tract No. 9:

Being Lot No. 5 on the Plan of Greenwood Hills, Section 2, of record in Plat Book 4955, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 5 fronts 99.83 feet on the westerly side of Dawn Drive and extends back 156.83 feet on the northerly line and 94 feet on the southerly line to a dead line measuring 87.09 feet thereon.

Map 133-12 Parcel 181
Property Address: 405 Dawn Drive, Nashville, TN 37211

Said property is subject to the Plan of record in Book 4955, page 31, Register's Office, Davidson County, Tennessee; Restrictive Covenants of record in Book 5071, page 50, said Register's office, and to all applicable local government planning, building, and zoning regulations.

Tract No. 10:

Being Lot No. 141 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Map 162-2 Parcel 136
Property Address: 4030 Darlene Drive, Nashville, TN 37211

Said Lot No. 141 fronts 78 feet on the northeasterly margin of Darlene Drive and extends back between lines, 187.9 feet on the northwesterly line and 174.8 feet on the southeasterly line to a dead line in the rear, measuring 96.9 feet thereon.

Tract No. 12:

Being Lot No. 33 on the Plan of Apache Hills, Section 4, of record in Plat Book 4460, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Map 162-3 Parcel 202
Property Address: 120 Karen Ray Court, Nashville, TN 37013

Subject to restrictions of record in Book 4564, page 724, Register's Office, Davidson County, Tennessee.

Tract No. 13:

Being Lot No. 38 on the Plan of Beverly Heights, Section 4, of record in Plat Book 5200, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Map 147-08 Parcel 213
Property Address: 100 Lane Wood Court, Nashville, TN 37211

Tract No. 14:

Being Lot No. 423 on the Plan of Whispering Hills, Section II-C, of record in Plat Book 2663, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 432 fronts 85 feet on the northeasterly side of Leeanne Drive and extends back 184.3 feet o the southeasterly line and 190.2 feet on the northwesterly line to a rear line, measuring 61.2 feet thereon.

Map 147-11 Parcel 59
Property Address: 514 Leeanne Drive, Nashville, TN 37211

Said property is subject to all restrictions, easements and plats of record in Register's Office, Davidson County, Tennessee.

Tract No. 15:

Being Lot No. 135 on the Plan of Haywood Hills, Section 3, of record in Plat Book 4460, pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Map 162-3 Parcel 319
Property Address: 724 Muskogean Court, Antioch, TN 37013

Tract No. 16:

Being Lot No. 151 on the Plan of Terragon Trails, Section Two, of record in Plat Book 5050 , page 9, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 151 fronts 130.83 feet on the easterly margin of Miners cove and extends back 135.10 feet on the northerly line, which is a broken line, and 138.01 feet on the southeasterly line to a point of intersection.

Map 149-9 Parcel 196
Property Address: 4705 Miners Cove, Antioch, TN 37013

Tract No. 17:

Being Lot No. 35 on the Map of Apache Hills, Section Five, Part Two, as of record in Plat Book 5050, page 39, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 35 fronts 49.51 feet on the southerly margin of Navaho Circle and extends back 111.25 feet on the northeasterly line and 107.35 feet on the southwesterly line, to a dead line in the rear, measuring 123.66 feet thereon.

Map 148-15 Parcel 123
Property Address: 4509 Navaho Circle, Nashville, TN 37211

Tract No. 18:

Being Lot No. 5 on the Plan of Bess Estates, Section 1, of record in Plat Book 4460, page 154, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 5 fronts 73.00 feet on the southerly margin of Old Tusculum Road and extends back between parallel lines 137.00 feet to a dead line.

Map 162-6 Parcel 321
Property Address: 155 Old Tusculum Road, Antioch, TN 37013

Subject to restrictions of record in Book 4679, page 64 and Book 4935, page 295, Register's Office, Davidson County, Tennessee and any existing easements of record.

Tract No. 19:

Being Lot No. 57 on the Plan of Fair Oaks Subdivision, Section 1, of record in Plat Book 4175, pages 42 and 43, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 57 fronts 77.00 feet on the southerly margin of Old Tusculum Road and extends back between parallel lines 130.00 feet to a dead line near the rear.

Map 162-6 Parcel 37
Property Address: 213 Old Tusculum Road, Antioch, TN 37013

Subject to restrictions of record in Book 4475, page 863 and amended in Book 4289, page 198, Register's Office, Davidson County, Tennessee.

Tract No. 20:

Being Lot No. 14 on the Revised Plat of Haywood Forest, of record in Plat Book 5200, page 2, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 14 fronts 50.87 feet on the east margin of Panamint Drive and extends back 127.90 feet on the north line, and 127.45 feet on the south line, to a line on the rear on which it measures 70.38 feet.

Map 148-15 Parcel 157
Property Address: 320 Panamint, Antioch, TN 37013

Said property is subject to restrictive covenants and easements of record in Book 5120, page 742, Register's Office, Davidson County, Tennessee.

Tract No. 21:

Being Lot No. 43 on the Revised Plat of Haywood Forest, of record in Plat Book 5200, page 2, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 43 fronts 77.98 feet on the westerly margin of Panamint Drive and extends back 141.85 feet on the southerly line, and 133.00 feet on the northerly line, to a line on the rear on which it measures 27.66 feet.

Map 148-15 Parcel 164
Property Address: 321 Panamint, Antioch, TN 37013

Tract No. 22:

Being Lot No. 56 on the Plan of Apache Hills, Section 6, of record in Plat Book 5200, page 173, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Map 148-15 Parcel 250
Property Address: 4538 Packard Drive, Nashville, TN 37211

Tract No. 25:

Being Lot No. 61 on the Plan of Murray Heights, of record in Plat Book 2663, page 37, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No 61 fronts 65 feet on the westerly side of Syfert Lane and runs back 194.85 feet on the northerly line and 337.8 feet on the southerly line to a line in the rear on which it measure 182.85 feet.

Map 148-6 Parcel 57
Property Address: 3817 Syfert Lane, Nashville, TN 37211

Subject to restrictions of record in Book 2706, page 329, Register's Office, Davidson County, Tennessee.

Tract No. 26:

Being Lot No. 14 on the Plan of the 2nd Revision, Section Five, Terragon Trails, of record in Plat Book 5200, page 18, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 14 fronts 66.15 feet on the northwesterly margin of Terragon Trail and extends back between parallel lines 130.00 feet to a dead line, in the rear.

Map 149-5 Parcel 156
Property Address: 4756 Terragon Trail, Antioch, TN 37013

Tract No. 27:

Being Lot No. 100 on the Map of Whispering Hills Subdivision, of record in Plat Book 2331, page 83, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Map 147-15 Parcel 48
Property Address: 551 Watsonwood Drive, Nashville, TN 37211

Subject to restrictions of record in Book 2481, page 499, Register's Office, Davidson County, Tennessee.

Being part of the property conveyed to Music City Homes, LLC by Deed from Charles L. Smith of record in Instrument# 20070117-0006951, in the Register's Office for Davidson County, Tennessee.

The property is conveyed free from the Borrower's statutory rights of redemption, and all homestead, which are expressly waived in the Deed of Trust.

Grantee hereunder accepts title to the property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee as to any matter whatsoever.

Said property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 14 day of October, 2011.

Daniel H. Puryear
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, FRANCES E. GIST, a Notary Public in and for the said county and State, the within named bargainor, Daniel H. Puryear , Successor Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 14th day of October, 2011.

F. E. GIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

5/8/2015
My Commission Expires