TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20110068623 DEEDTRS
Recvd: 11/02/11 08:49 4 pgs
Fees:23.00 Taxes:261.62
20111102-0085134

ASHLEY N. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $70,708.00

Affiant
Cecilia Hensley

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Cadence Bank, N.A. **93 Seaboard Lane** **Brentwood, TN 37027**	**SAME AS OWNER**	082-03-0-131

This **Instrument** made and entered into on this 28th day of October, 2011, by and between Michael B. Schwegler, Successor Trustee, a resident of Davidson County Tennessee whose address is: P.O. Box 159264, Nashville, Tennessee 37215 ("Trustee"), and Cadence Bank, N.A. ("Grantee");

WHEREAS, by deed of trust dated July 24, 2007 of record at 20070725-0088190, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Douglas Vandenburg conveyed to Kay Waller, as trustee, the property (the "Property") described in this instrument, for the benefit of Cadence Bank, N.A. as beneficiary (the "Lawful Holder");

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by instrument of record at 20110516-0037201, Register's Office for said County;

WHEREAS, a default has occurred with respect to the Deed of Trust and the Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, the Trustee caused a foreclosure sale to be advertised in a newspaper published in the county where the property is located on October 7th, 14th, and 21st, 2011.

WHEREAS, at the time, place and date specified in notices or advertisements published in accordance with the Deed of Trust and applicable law the Trustee caused the Property to be offered for sale at public outcry on October 28, 2011 After opening the floor for competitive bids, the Property was sold to Grantee at the price of $70,708.00.

NOW, THEREFORE, I, Michael B. Schwegler, pursuant to my powers as Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Cadence Bank, N.A., Grantee's heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon and affixed thereto, but only pursuant to my powers at trustee and not further or otherwise. The Property is further described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of W.T. Fitzpatrick's Resubdivision of Lots 15 to 22, and 10 feet of Lot No. 14 inclusive of the Benedict Land Company's Subdivision, as of record in Book 421, page 76, Register's Office for said County.

Said Lot No. 11 fronts 40 feet on the easterly side of North 2nd Street and extends back between parallel lines 181 feet to an alley.

Being the same property conveyed to DOUGLAS P. VANDENBERG, by deed from IVONE TERRY, RUTH LAWSON, WILLIE R. MENEESE, BOBBIE E. MENEESE, INEZ MENEESE BOWMAN, BRENDA J. GREEN AND PAUL E. MENEESE, of record as Instrument No. 20070606-0067905, dated June 4, 2007, said Register's Office.

Property address: 1003 N. 2nd Street, Nashville, TN.

(the "Property")

To have and to hold unto the Grantee, the Property, together with all improvements thereon, in bar of equity of redemption and all other rights of redemption, statutory or otherwise, including but not limited to T.C.A. §66-8-101, et seq., as amended from time to time, homestead, dower and all other exemptions and martial rights, all of which are expressly waived as provided in, but only to the extent provided in, the Deed of Trust.

Said sale is subject to all defects of title; easements; restrictions; liens; taxes; rights of parties in possession; and redemption rights existing by law, to the extent such matters were not extinguished by the sale under the Deed of Trust.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law.

Michael B. Schwegler, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the Undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael B. Schwegler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of November, 2011.

Ashley N. Walker
Notary Public

Ashley N. Walker
Name

My commission expires: 7-3-2012

(Affix visible seal)

