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TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF Davidson
BILL GARRETT, Davidson County Trans:T20110071309 DEEDTRS Recvd: 11/10/11 14:19 4 pgs Fees:23.00 Taxes:343.43 20111110-0088194	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $92,819.00 _____, Affiant Robert Fletcher Lance, Jr.
THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 5, 2014	SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2011. _____ Notary Public MY COMMISSION EXPIRES: 11/5/2014 (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
Robert Fletcher Lance, Jr. 405 Westview Avenue Nashville, TN 37205	**SAME AS OWNER**	091-07-0-290

This **Instrument** made and entered into on this 9th day of November, 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 **Robert Fletcher Lance, Jr.** ("Grantee");

WHEREAS, by deed of trust dated October 12, 2007 of record at 20071015-0121968,

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 20110516-0037202, 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 $92,819.00.

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 Robert Fletcher Lance, Jr., 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows; to wit: Being Lots Nos. 1113 and 1115, Block 168, on the plan of West Nashville No. 1, as of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee .

Said Lots Nos. 1113 and 1115 adjoin and front together 50 feet on the north side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to DOUGLAS VANDENBERG, by deed from CLYDE W. CORBIN and wife, SHIRLEY ANN CORBIN, of record as Instrument No. 20071015-0121967, dated October 12, 2007, said Register's Office.

Property address: 5206 Michigan Avenue, 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. Schweiger, 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 9th day of November, 2011.

Ashley N. Walker
Notary Public

My commission expires: 7-3-2012

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