This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

BILL GARRETT, Davidson County
Trans:T20110072155 DEEDTRS
Recvd: 11/15/11 14:17 3 pgs
Fees:18.00 Taxes:2060.50
20111115-0089251

TRUSTEE'S DEED

WHEREAS, under the date of the fifteenth day of March 2011, Arkan Al-Hasnawi executed a certain deed of trust to Mark A. Ellmore, Jr., Trustee, of record in instrument number 20110330-0024315, Register's Office for Davidson County, Tennessee for the purpose of securing a second mortgage debt and obligation therein described; and

WHEREAS, under the date of the fifteenth day of March 2011, Arkan Al-Hasnawi executed a certain deed of trust to Mark A. Ellmore, Jr., Trustee, of record in instrument number 20110330-0024314, Register's Office for Davidson County, Tennessee for the purpose of securing a first debt and obligation therein described; and

WHEREAS, William H. Emery was the authorized owner and lawful holder of the debts secured by the first and second deeds of trust having for reasons satisfactory to himself under the provisions of these deeds of trust, specifically the second mortgage deed of trust described in instrument number 20110330-0024315, Register's Office for Davidson County, Tennessee, has instructed the Trustee to proceed forward with acceleration of the indebtedness described therein which is hereby declared due and payable; and

WHEREAS, default was made in the payment of the debt and obligations secured by both the first and second deed of trust, and the undersigned, as Trustee, was requested to advertise and sell the property conveyed and secured by the second mortgage debt in compliance with the provisions thereof; and

WHEREAS, the undersigned as Trustee did in compliance with the provisions of said deed of trust of record in instrument number 20110330-0024315, Register's Office for Davidson County, Tennessee, advertise for sale the property secured by same, the advertisement of sale having been published in The Tennessean, a newspaper published in Nashville, Davidson County, Tennessee in the issues of October 14, 2011; October 21, 2011 and October 28, 2011 of said newspaper, said sale having been advertised for Thursday, November 10, 2011 at 11:30 am at the front door of the main courthouse in Davidson County, Tennessee at which time the property was offered for sale and sold; and

WHEREAS, the highest and best bid for the property was made by William H. Emery to wit a bid for Five Hundred Fifty-Six Thousand, Eight Hundred Ninety-Two Dollars and 71/100s dollars ($556,892.71) for said property consisting of a bid for the full amount of

the second mortgage loan and bid for payoff of the first mortgage loan. This bid was accepted by the undersigned Trustee and no competing bids were offered.

NOW THEREFORE, for the consideration named and for and in consideration of the compliance with the terms of said bid, the undersigned, Mark A. Ellmore, Jr., as Trustee, has bargained and sold and does by these presents bargain, sell and convey unto **William H. Emery** in fee simple absolute the property advertised and sold as hereinabove recited, situated, lying, and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> **Located in Davidson County, Tennessee, being Lots Nos. 4, 5, 6 and 7 on the Plan of Patterson and Young's Gallatin Road Subdivision of record in Plat Book 547, Page 38, Register's Office for Davidson County, Tennessee.**
>
> **BEING the same property conveyed to Arkan Al-Hasnawi by deed from William H. Emery dated March 15, 2011 of record in Instrument No. 20110330-0024313, Register's Office for Davidson County, Tennessee.**

This improved property is known as 3701, 3705 and 3707 Gallatin Pike, Nashville, Tennessee 37216. The Davidson County Trustee identifies this property as 072-03-0-004.00.

TO HAVE AND TO HOLD unto William H. Emery, his successors and/or assigns in fee simple absolute forever.

The undersigned Trustee believes the title hereby conveyed to be good but warrants the same only against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Trustee, under the provisions of the above described Deed of Trust, but not further or otherwise.

This sale is made subject to any and all outstanding encumbrances of record and unpaid real property taxes upon the property as of the date of the Trustee's Sale described herein.

Witness my hand and signature this 10th day of November 2011

Mark A. Ellmore, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. ELLMORE, JR., the bargainor with whom I am personally

acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Trustee for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 10th day of November 2011.

Notary Public at Large

11-17-2014
My commission expires

ACKNOWLEDGEMENT

I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $556,892.71 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

11-10-11
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marsh A Ellmore, JR, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 10th day of November 2011.

Notary Public at Large

11-17-2014
My commission expires

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
William H. Emery c/o Amber Rhodes 4019 Old Hillsboro Road Franklin, Tennessee 37064	Same	072-03-0-004.00