TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20110079481 DEEDTRS
Recvd: 12/15/11 13:46 4 pgs
Fees:23.00 Taxes:484.70
20111215-0097834

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 $131,000.00

Cecilia Hensley Affiant
Cecilia Hensley

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2011.

Ashley N. Walker
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**	083-03-0-205.00

This **Instrument** made and entered into on this 12th day of December, 2011, by and between Michael B. Schwegler as 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 September 27, 2007 of record at Instrument No. 20071009-0120099 and having been amended and restated at Instrument No. 20080929-0098317 and Instrument No. 20101005-0079790 Register of Deeds Davidson County, Tennessee (collectively the "Deed of Trust"), Derrick D. Starks 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 Instrument No. 201110210081891 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 November 4th, 11th and 18th, 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 December 12, 2011. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $131,000.00.

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 the northerly 40 feet of Lot No. 7 and the southerly 10 feet of Lot No. 8 on the Plan of Mrs. Minnie E. Martin's Subdivision of record in Book 547, page 137, Register's Office for said County. Said parts of Lot Nos. 7 and 8 front together 50 feet on the easterly side of Riverside Boulevard, and runs back between parallel lines 193.5 feet to an alley.

Being the same property conveyed to DERRICK D. STARKS, by deed from FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICAN, GRANTOR BY ITS DULY AUTHORIZED ATTORNEY IN FACT, NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY D/B/A FIRST AMERICAN ASSET CLOSING SERVICES ("FAACS"), of record as Instrument No. 20071009-0120098, dated September 7, 2007, said Register's Office.

Property address: 1405 Riverside Drive, 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 Tennessee Code Annotated §66-8-101, *et seq.*,) homestead, dower, elective share, rights of appraisement of valuation, and all other rights and exemptions of every kind all of which are 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 13th day of December, 2011.

Ashley N. Walker, Notary Public

My commission expires:7-3-2012

(Affix visible seal)

