BILL GARRETT, Davidson County
Trans:T20120005021 DEEDTRS
Recvd: 01/23/12 09:16 3 pgs
Fees:18.00 Taxes:536.50
20120123-0005987

This instrument was prepared by:
Perrone & Young (PRY)
109 Westpark Dr., Suite 330
Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No:**
Douglas R. Lawrence 604 German Lane Franklin, TN 37067	Same	119-10-209.00

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater, is $145,000.00.

Affiant

Personally appeared before me, sworn to and subscribed before me this 20th day of January 2012.

My commission expires: 2-18-14

Notary Public

REBECCA CAREY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of this 20th day of January 2012, by and between **Patricia R. Young**, Successor Trustee ("Successor Trustee"), and **Douglas R. Lawrence**, a married man ("Purchaser").

WHEREAS, by Deed of Trust dated December 9, 2009, of record in Instrument No. 20091230-0118526, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Lilian Richardson conveyed to Mary Frances Rudy, as Trustee, the hereinafter described real estate, to secure payment to Carolyn Lawrence of a promissory note dated December 9, 2009 (the "Note"); and

WHEREAS, the lawful holder of the Note, Carolyn Lawrence appointed Patricia R. Young to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Instrument No. 20110928-0074981, Register's Office for Davidson County, Tennessee; and amended by Scrivener's Affidavit of record in Instrument No. 20120123-0005986, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in The Tennessean that that property would be sold at 10:00 am on November 18, 2011, at the front door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said appear on October 28, November 4 and November 11, 2011, and sent a copy of such notice to Debtor and following such notice the default was not cured; and said foreclosure sale having been moved from November 18, 2011 to December 5, 2011, from December 5, 2011 to December 19, 2011, from December 19, 2011 to December 30, 2011 and from December 30, 2011 to January 20, 2012. Said foreclosure sale having been held at 10:00 a.m. on January 20, 2012 at the front door of the Davidson County Courthouse in Nashville, Tennessee.

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Douglas R. Lawrence at the price of $145,000.00, this being the highest, last and best bid;

NOW, THEREFORE, I, Patricia R. Young, Successor Trustee as aforesaid, in consideration of the premises and the sum of $145,000.00, credited by Carolyn Lawrence against the Note, by these presents do transfer and convey unto Douglas R. Lawrence, his heirs and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 19 Block "F", Woodbine Courts, Part One, as shown on plat of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Lilian Richardson by deed from Carolyn Lawrence, of record in Instrument No. 20091230-0118525, Register's Office for Davidson County, Tennessee. The said Lilian Richardson, now known as Lilian Aguirre, a single woman has quitclaimed unto Lilian Aguirre, of record in Instrument No. 20101119-0092546, Register's Office for Davidson County, Tennessee.

This is improved property located at 2901 Dobbs Avenue, Nashville, Davidson County, Tennessee, 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust

The Successor Trustee makes no personal warranties or representations concerning the subject property. This sale is "As Is" and without warranties of any kind. Said sale is subject to such prior matters of record, liens, defects, encumbrances, adverse claims, property taxes or other matters which take priority over the Deed of Trust under which said foreclosure was conducted or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Successor Trustee

Patricia R. Young, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Patricia R. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing her name as Successor Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee this 20th day of January 2012.

My Commission Expires:
2-18-14

NOTARY PUBLIC

REBECCA L. CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY