Prepared by:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDTRS
Recvd: 02/17/12 15:16 3 pgs
Fees:18.00 Taxes:111.00
20120217-0014287

ADDRESS OF NEW OWNER:
Martha F. Wilson
304 42nd Avenue North
Nashville, TN 37209

SEND TAX BILL:
SAME

MAP & PARCEL:
092-03-0-217.00

TRUSTEE'S DEED

WHEREAS, Troy Lockamy, by Deed of Trust dated February 15, 2008, of record at Instrument Number 20080225-0018479, Register's Office for Davidson County, Tennessee ("Deed of Trust"), conveyed to Nashville Title Insurance Corporation, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness, etc. ("Indebtedness") as described in said Deed of Trust; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful owner and holder of the debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry at Wednesday, February 8, 2012, at 12:00 p.m. o'clock, prevailing time, at the entrance to the Register of Deeds office at the Bridgestone Arena, Nashville, Tennessee when and where **Martha F. Wilson** (hereinafter the Grantee) became the last and highest bidder for cash at a price of **Thirty thousand and NO/100 Dollars ($30,000.00).**

NOW, THEREFORE, in their capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, **Nashville Title Insurance Corporation, as Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns, certain property situated in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly 50 feet of the westerly 150 feet of the northerly one-half of Lot No. 3 in the subdivision of Lot 4 of the Elizabeth Harding-Lytle Tract, as of record in Minute Book 25, page 453, Chancery Court at Nashville for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the southerly side of Morena Street and runs back between parallel lines 182-1/2 feet to an alley, and is part of the property conveyed to Sam Wolf and H. Fineberg by deed from Dora Bader as of record in Book 831, page 401, said Register's Office.

Said Part of Lot No. 3 begins at a point on the southerly line of Morena Street 50 feet east from the northeast corner of the land conveyed by Sam Wolf, et al, to George A. Sims and wife, by deed recorded in Book 831, page 401, said Register's Office, and extends eastwardly 50 feet along the southerly margin of Morena Street and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to Troy Lockamy, from Martha F. Wilson and husband, Hal Wilson, by deed on February 15, 2008, of record in Instrument Number 20080225-0018478, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Nashville Title Insurance Corporation, as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS

FOR A PARTICULAR USE OR PURPOSE. The Trustee will make no covenant of seisen, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties. interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection sad accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 17th day of February, 2012.

Nashville Title Insurance Corporation, as Trustee

BY: _____
Andy Maloney, President of **Nashville Title Insurance Corporation, as Trustee** and not otherwise

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of February, 2012, before me, appeared Andy Maloney, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Nashville Title Insurance Corporation and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Andy Maloney, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 1-6-14
NOTARY PUBLIC

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**.

_____
AFFIANT

Sworn and subscribed before me this 17th day of February, ~~2009.~~ 2012.

_____ My Commission Expires: 1-6-14
Notary Public

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

