TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20120014704 DEEDTRS Recvd: 02/29/12 11:00 4 pgs Fees:23.00 Taxes:145.56 20120229-0017501 ASHLEY N. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 7-3-12	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $39,341.00 Cecilia Hensley Affiant Cecilia Hensley SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2012. 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**	**043-02-0A-102**

This **Instrument** made and entered into on this 27th day of February, 2012 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 November 28, 2007 of record at Instrument No. 20071130-0139097, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Ludwald C. Perry 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 20120124-0006412, 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 February 3rd, 10th and 17th, 2012.

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 February 24, 2012. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $39,341.00

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 Lot No. 102, on the plan of Cedarwood Courtyard Homes, as shown on a plat of record in Plat Book 5200, pages 60-61, as clarified by Clarification of Plat of record in Plat Book 5497, page 800, Register's Office for Davidson County, Tennessee, to which plan

reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LUDWALD C. PERRY, by deed from JAMES THORNTON and BARRY MYERS, of record as Instrument No. 20071130-0139096, dated November 28, 2007, corrected in Affidavit of record as Instrument No. 20080111-0003385, said Register's Office. The said Ludwald C. Perry having since died intestate and subject property passed to his children Alexandra Michelle Perry and Kelsey Darlene Perry as evidenced by his probate estate which was administered in the Davidson County Probate Court under Docket No. 11P1264.

Property address: 102 Cedar Wood Lane, Nashville, TN

(the "Property")

To have and to hold unto the Grantee, the Property, together with all right and equity of redemption, and all other rights of redemption, statutory or otherwise (including, without limitation, those rights of redemption contained in Tennessee Code Annotated Section 68-8-101 et seq.), homestead, dower, elective share, rights of appraisement or 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 27th day of February, 2012.

Ashley N. Walker, Notary Public

My commission expires: 7-3-2012

(*Affix visible seal)*

