This instrument prepared by:
L. Gino Marchetti, Jr.
TAYLOR, PIGUE, MARCHETTI & MINK, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

TRUSTEE'S STAMP OR STICKER:

BILL GARRETT, Davidson County
Trans:T20120015050 DEEDTRS
Recvd: 03/01/12 10:10 3 pgs
Fees:18.00 Taxes:109.52
20120301-0017912

SUCCESSOR TRUSTEE'S DEED

L. Gino Marchetti, Jr.,
Successor Trustee

to new owner and
Send tax bills to:

Eric Sox
7051 Hwy 70 South, Ste 315
Nashville, TN 37221

Map/Parcel 09405-0-099.00

WHEREAS, Edna ("Buyers") executed a Deed of Trust dated the 11th day of October, 2007, which was recorded in Instrument No. 20071022-0124564, Register's Office of Davidson County, Tennessee, conveying to Bonnette A. Dawson of Davidson County, Tennessee, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, L. Gino Marchetti, Jr. was appointed Successor Trustee, said appointment being recorded in Instrument No. 20120123-0006371, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the Grantor herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications beginning on February 3, 2012, appearing in the *Tennessean / Davidson A.M.* newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement; the sale was held at the time and place advertised to-wit: February 28, 2012 at

10:15 a.m. at the steps to the main entrance of the Davidson county Courthouse, 1 Public square, Nashville, Davidson County Tennessee, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all other exemption of every kind, subject to any taxes and liens, which were expressly waived; and

WHEREAS the Grantee herein, Eric Sox, being the highest and best bidder at said sale with a bid of Twenty Nine Thousand Six Hundred One and 00/100 Dollars ($29,601.00), was duly declared the purchaser.

NOW, THEREFORE, L. Gino Marchetti, in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its/his/her successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, TN being Lot no. 51 on the Map of Shelby Heights Subdivision, Section I as of record in Book 2330, Page 171, said Register's Office. Said Lot No. 51 fronts 50 feet on the Easterly side of South 14th Street and runs back 158.4 feet on the North line and 169.5 feed on the South line to a dead line in the rear, measuring 58.9 feet thereon.
>
> BEING the same property conveyed to Albert D. Routin and wife, Edna S. Routin by Deed dated July 2, 1959, and executed by Shelby Development Company and recorded in Book 2925, page 131, said Register's Office. The said Albert D. Routin and Edna S. Routin having since died.
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> Upon information and belief, the address of this property is 919 South 14th St., Nashville, TN 37206.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, L. Gino Marchetti, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee,Eric Sox, his/her/its successors, and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes or assessments; any Master Deed requirements or restrictions; any covenants, restrictions or conditions of record; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances, including any liens for taxes, as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said L. Gino Marchetti, Jr., Successor Trustee, has hereunto set his hand this 29th day of February, 2012.

L. Gino Marchetti, Jr., Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named l. Gino Marchetti, Jr., Successor-Trustee, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of February, 2012.

Lorinda Hinson Halstead
NOTARY PUBLIC

My Commission Expires: November 4, 2013

LORINDA KAYE HINSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

AFFIANT STATEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $29,601.00.

L. Gino Marchetti, Jr., Affiant

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of February, 2012

Lorinda Hinson Halstead
NOTARY PUBLIC

My Commission Expires: November 4, 2013

LORINDA KAYE HINSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.