This instrument prepared by and return to:

Adrian Altshuler, Esq.
219 Third Ave. North
Franklin, Tennessee 37064
(615) 599-1785

Name and address of Property Owner
And mail tax bills to:

Shannon and Vincent Gould
9424 Coxboro
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120033102 DEEDTRS
Recvd: 05/04/12 14:15 3 pgs
Fees:18.00 Taxes:118.40
20120504-0038763

Property Address: **1506 16th Ave North**
Nashville, TN 37208

Property Map/Parcel ID: **08115028500**

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of April 12, 2012, by and between Adrian Altshuler, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Shannon and Vincent Gould.

WHEREAS, on January 12, 2009, Margie O. Maxwell made and executed a certain Deed of Trust conveying to Mary Frances Rudy, as trustee of certain real estate situated in Davidson County, Tennessee, recorded as Instrument No. 20090114-0003761 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Shannon and Vincent Gould, having appointed the undersigned as Successor Trustee in accordance with the provisions of the said Deed of Trust as the same appears of record in the Register's Office of Davidson County, Tennessee, as Instrument No. 20110415-0029425; and

WHERAS, default having been made in the payment of the debt and obligations secured by said Deed of Trust, the owners of the indebtedness requested the Successor Trustee to advertise and sell the property conveyed thereby, according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request and terms of said Deed of Trust, the property was advertised for sale in *The Tennessean,* a newspaper published weekly, such advertisement, appearing in said newspaper on March 23, 2012, March 30, 2012, and April 6, 2012, and a copy of such notice to the borrower, giving the time, terms, place of the sale and description of the property; and

WHEREAS, at the time, as mentioned in said advertisement to be at 10:00 o'clock A.M. on April 12, 2012, and the place, the front door of the Davidson County Courthouse in Nashville, Tennessee, the said property

was offered for sale at public outcry to the highest bidder for cash, at which sale the property was stuck off and sold to Shannon and Vincent Gould, at the sum of $32,000.00 that being the highest bid offered; and

WHEREAS, Shannon and Vincent Gould have complied with terms of the bid.

NOW, THERFORE, the Successor Trustee hereby bargains, sells, conveys, and transfers all of my right, title, and interest, as Successor Trustee, unto Shannon and Vincent Gould the property advertised and sold as hereinabove recited, situated and being in Davidson County, Tennessee, and being more particularly described as follows, to wit:

> LAND in Davison County, Tennessee, BEING the southerly 29 feet 3 inches of Lot 311, D.T. McGavock and other addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said part of Lot fronts 29 feet 3 inches on the easterly side of 16th Avenue North, formerly Odd Street, and runs bank 95.75 feet on the northerly line and 104 feet on the southerly line, to an alley in the rear, measuring 29 feet 3 inches, more or less, thereon.
>
> Being the same property conveyed to Margie O. Maxwell, a single person, by deed from Vincent Gould and wife, Shannon Gould, of record in Document Number 20090114-0003760, Register's Office for Davidson County, Tennessee.

The address of the above-described property is 1506 16th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD unto the said Shannon and Vincent Gould, their successors and assigns in fee simple forever.

All right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind, including, nut not limited to, a statutory right to an elective share in the property, are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned conveys only as Successor Trustee, subject to all matters shown on any applicable recorded plat or plan; any unpaid taxes, interest and penalty which exist as a lien against said property (said taxes shall not be prorated); any restrictive covenants, easements or set back lines that may be applicable; rights or claims of parties in possession; and any filed or unfilled liens, adverse claims or encumbrances that may exist against the property which have priority over the Deed of Trust under which the foreclosure was held.

The land described herein is conveyed subject to the rights, if any, of the State of Tennessee pursuant to T.C.A.. 67-1-1433C(1) by reason of the following tax lien(s) of record as Instrument No. 20100809-0062400 with said Register's Office.

WITNESS the signature of the undersigned Adrian Altshuler, Successor Trustee, this 30th day of April, 2012.

Adrian Altshuler, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me a Notary Public duly commissioned and qualified, on this 30th day of April, 2012, personally appeared Adrian Altshuler, Successor Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Paula Rogers
Notary Public

My Commission Expires: 6/3/13

Paula Rogers State of Tennessee Notary Public Williamson, County

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $32,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Adrian Altshuler, Successor Trustee

SUBSCRIBED and sworn before me this 30th day of April, 2012.

Paula Rogers
Notary Public

My Commission Expires: 6/3/13

Paula Rogers State of Tennessee Notary Public Williamson, County