This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20120051693 DEEDTRS
Recvd: 07/13/12 10:20 2 pgs
Fees:13.00 Taxes:55.50
20120713-0061675

New Owner - Send Tax Bills:
Talton Williams 1997 Marital Trust
700 Craighead St #103
Nashville, TN 37204

Map 91-8 parcel 101

TRUSTEE'S DEED

WHEREAS, Tim Dansby executed a Deed of Trust to Chan McCullough, Trustee, as same appears of record instrument #20100120-0004834, Register's Office of Davidson County, Tennessee, to secure the payment of certain indebtedness held by and owing to Talton Williams 1997 Marital Trust;

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Chan McCullough, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications in THE TENNESSEAN, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on MONDAY, JULY 2, 2012 at 10:00 a.m. at the office of the Davidson County Register of Deeds, 501 Broadway, Bridgestone Arena, Nashville, Davidson County, Tennessee I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time Talton Williams 1997 Marital Trust submitted the highest and best bid.

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Trustee, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby convey to Talton Williams 1997 Marital Trust, its successors and assigns, all my interest in the following described real property, to-wit:

> Land in Davidson County, Tennessee being the southerly 10 feet of Lot No. 65 and the northerly 30 feet of Lot No. 66 on the map of L. H. Davis Subdivision of Lot No. 41 Clifton Place, of record in Book 57, page 100, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.
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> Beginning at the easterly margin of an alley at a point 10 feet north of southwest corner of Lot No. 65, thence southerly with the easterly margin of said alley 40 feet, thence easterly and parallel with the line between two lots 130 feet, more or less, to a point opposite the point of beginning, thence westerly 100 feet, more or less, to the point of beginning.
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> Being the same property conveyed from Talton Williams 1997 Marital Trust to Tim Dansby, by Deed of record instrument # 20100120-0004834, R.O.D.C.

Property address: 1033 40th Av N, TN 37208

I, Chan McCullough, Trustee, convey Talton Williams 1997 Marital Trust, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 11th day of July, 2012.

Chan McCullough, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2012.

Commission expires March 8, 2016 Notary Public Linda J Brasel

LINDA J. BRASEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016.

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $15,000-.

AFFIANT

Subscribed and sworn to me this 11th day of July, 2012.

Commission expires March 8, 2016 Notary Public Linda J Brasel

LINDA J. BRASEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016.