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

BILL GARRETT, Davidson County
Trans:T20120056635 DEEDTRS
Recvd: 08/01/12 13:20 2 pgs
Fees:13.00 Taxes:96.20
20120801-0067957

NO MORTGAGE

New Owner - Send Tax Bills:
Santwon T. Townsend
209 Solness Avenue
Nashville, TN 37218

Map 92-10 parcel 290

TRUSTEE'S DEED

WHEREAS, Akrum Rozh (aka Akram Rozh) executed a Deed of Trust to Chan McCullough, Trustee, as same appears of record instrument #20110314-0019968, Register's Office of Davidson County, Tennessee, to secure the payment of certain indebtedness held by and owing to Araminta Williams Family Partnership;

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 TUESDAY, JULY 31, 2012 at 10:00 a.m. at the outside door of the Register of Deeds Office, 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 Santwon T. Townsend 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 Santwon T. Townsend, its successors and assigns, all my interest in the following described real property, to-wit:

Land in Davidson County, Tennessee described as Lot No, 7 on Block "A" on the Plan of M.B. and M.S. Pilcher's Subdivision of toe Barrow Lands, as of Record in Book 57, page 91, Registers Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Akram Rozh from Chan McCullough, Trustee by deed of record instrument # 20100415-0028549, R.O.D.C.

Property address: 602 26th Av N, Nashville, TN 37209

I, Chan McCullough, Trustee, convey Santwon T. Townsend, 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 1st day of August, 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 she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee this 1st day of August, 2012.

Commission expires 3/8/16 Notary Public

JEFFREY I. BUTTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2016

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 26,000 -.

AFFIANT

Subscribed and sworn to me this 1st day of August, 2012.

Commission expires 3/8/16 Notary Public

JEFFREY I. BUTTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2016