GSen Box 44

BILL GARRETT, Davidson County
Trans:T20120057594 DEEDTRS
Recvd: 08/03/12 14:08 4 pgs
Fees:23.00 Taxes:403.30
20120803-0069155

THIS INSTRUMENT PREPARED BY: **Catherine H. Gwyn** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $109,000.00. Affiant Subscribed and sworn to before me, this 3rd day of August, 2012. Notary Public My Commission Expires: 9-22-2015

JONNA HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
James R. Jones 9245 Brushboro Drive Brentwood, TN 37027	Same	135 05 0 010.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, THOMAS R. YOUNG executed a Deed of Trust dated April 13, 2007, to Talbott Title & Escrow, LLC, Trustee, (the "Deed of Trust") to secure indebtedness described therein payable to James R. Jones of record in Instrument No. 20070424-0048967, Register's Office for Davidson County, Tennessee; and

WHEREAS, Catherine H. Gwyn was appointed Successor Trustee by the owner and holder of said indebtedness by Appointment of Successor Trustee of record in Instrument No. 20120614-0052005, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the ***The Tennessean/Davidson AM*** on July 13, 2012, July 20, 2012 and July 27, 2012; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front outside door of the Davidson County Courthouse, Public Square, Nashville, Tennessee, at 10:00 o'clock A.M. on Friday, August 3, 2012, and **JAMES R. JONES** (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $109,000.00, which sum was set off against the secured indebtedness.

NOW, THEREFORE, Catherine H. Gwyn, in her capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Town Park Estates, of record in Book 3300, Page 64, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 15 fronts 71 feet on the southerly margin of Southwind Drive and extends back 171.14 feet on the easterly line and 223 feet on the westerly line to a dead line in the rear measuring 87.96 feet thereon.
>
> And being the same premises conveyed to Thomas R. Young, by virtue of a deed

from James R. Jones, dated April 13, 2007, and recorded as Instrument Number 20070424-0048966 in the Register of Deeds for Davidson County, Tennessee.

The street address for this property is 1707 Southwind Drive, Nashville, Tennessee 37217.

This sale is subject to:

1. Lien for any and all unpaid Metro or special taxes and assessments, plus penalty, interest and costs.

2. Matters as shown on the Plan of record in Plat Book 3300, page 64, Register's Office for Davidson County, Tennessee.

3. Any other matters encumbering the subject property which have a priority over the Deed of Trust.

The notice of the right to foreclosure required by Tenn. Code Ann., Section 35-5-117 was given to Thomas R. Young on December 28, 2011.

Thomas R. Young filed for protection under Chapter 7 of the United States Bankruptcy Code, Case No. 12-00484 in the United States Bankruptcy Court for the Middle District of Tennessee. An Agreed Order Allowing Relief from Bankruptcy Automatic Stay was entered in said Bankruptcy Case on May 15, 2012.

TO HAVE AND TO HOLD the aforesaid real property free from the equity of redemption, the statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other rights and 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.

Catherine H. Gwyn, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and his successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 3rd day of August, 2012.

Catherine H. Gwyn, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINE H. GWYN, SUCCESSOR TRUSTEE**, 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, at office, this 3rd day of August, 2012.

Notary Public

My Commission Expires: 9-22-2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY