SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

BILL GARRETT, Davidson County
Trans:T20120067211 DEEDTRS
Recvd: 09/07/12 10:41 3 pgs
Fees:18.00 Taxes:224.33
20120907-0081182

The actual consideration or value, whichever is greater, for this transfer is $60,630.24.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 27th day of August, 2012

Sarah Alt
Notary Public

My commission expires: 9/9/18

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
James B. Nutter & Company	James B. Nutter & Company	Parcel No: 148-03018200
P.O. Box 10346	P.O. Box 10346	
Kansas City, MO 64171-9936	Kansas City, MO 64171-9936	

WHEREAS, Carol J. Daniels and Gregory Daniels, by Deed of Trust (the "Deed of Trust") dated August 1, 2003, of record as Instrument No. 20030905-0129890 in the Register's office for Davidson County, Tennessee, conveyed to Transcontinental Title, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to James B. Nutter & Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20120222-0015175 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the 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 Davidson A.M. newspaper on July 20, 2012; July 27, 2012; and August 3, 2012; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Bridgestone Arena in Nashville, Tennessee, at 11:00 a.m. on August 10, 2012, and James B. Nutter & Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Sixty Thousand Six Hundred Thirty Dollars and Twenty Four ($60,630.24).

NOW THEREFORE, Robert S. Coleman, Jr., 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 successors, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5A ON THE MAP OF RESUBDIVISION OF LUNA HEIGHTS SUBDIVISION, SECTION 1, AS OF RECORD IN PLAT BOOK 6200, PAGE 368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO CAROL J. DANIELS AND HUSBAND, GREGORY DANIELS BY DEED FROM CHARLES W. VICTORY; JIMMY D. VICTORY; BILLY G. VICTORY; JERRY D. VICTORY; LARRY W. VICTORY; KENNETH S. VICTORY; AND LINDA F. GANN, RECORDED 08/02/2000 IN DEED INSTRUMENT NO. 200008020076755. SUBJECT TO ALL RESTRICTIONS, RESERVATIONS & EASEMENTS NOW OF RECORD, IF ANY. THE RIDER(S) ATTACHED HERETO IS HEREBY INCORPORATED INTO AND MADE AN INTEGRAL PART OF THIS SECURITY INSTRUMENT

This is improved property known as: 3349 Ezell Road, Nashville, TN 37211

TO HAVE AND TO HOLD the aforesaid property free from all legal and 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 same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 27th day of Aug, 2012 at 8:45 a.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 27th day of August, 2012 at 8:10 a.m. CDT.

My commission expires: 9/9/18

Sarah Alt
Notary Public

