This instrument was prepared by:
Alan C. Housholder, Attorney
102 Woodmont Blvd #510
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
Eva M. Morris
2917 Nocturne Forest Drive
Nashville, TN 37207

SEND TAX BILLS:

SAME

Map 82-7 Parcel 203

PICK-UP

BILL GARRETT, Davidson County
Trans:T20120070441 DEEDTRS
Recvd: 09/18/12 16:21 2 pgs
Fees:13.00 Taxes:92.50
20120918-0084891

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Alan C. Housholder
AFFIANT

F.E.GIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 14th day of Septemer, 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES 6/21/16

TRUSTEE'S DEED

WHEREAS, on the 28th day of March, 2011, John Beers, executed an Installment Deed to Alan Housholder, Trustee, to secure a promissory note and Security Agreement of even date in the amount of $44,389.00, payable to the order of Eva M. Morris, as fully set out in 20110711-0052777, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Installment Deed, and Eva M. Morris, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Installment Deed, and to sell the hereinafter described property;

WHEREAS, I, Alan Housholder, Trustee, did give notice of the time and place of sale by publication in Nashville Ledger, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on August 17, 24, and 31, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Alan Housholder, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, September 12, 2012, at 11:00 A.M. at the south main door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Eva M. Morris, was the highest and best bidder, the amount of her bid being the sum of Twenty Five Thousand ($25,000.00) Dollars; and

NOW, THEREFORE, I, Alan Housholder, Trustee, and pursuant to the power and authority contained in said Installment Deed and in consideration of Twenty Five Thousand ($25,000.00) Dollars, credited and applied, as payment on the note secured by the Installment Deed aforementioned, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Eva M. Morris, hereinafter known as the Grantee, her

successors and assigns a certain tract of land in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Townwood Homes, Section I, as of record in Book 3106, page 147, Register's Office for said County.

Said Lot No. 5 fronts 27.4 feet on the easterly side of Joseph Street and extends back between parallel lines 136 feet to an alley.

Being the same property conveyed from Eva M. Morris to John Beers by installment deed of record in 20110711-0052777, Register's Office for Davidson County, Tennessee.

This property is known as 709 Joseph Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her successors and assigns, forever.

I, Alan Housholder, Trustee, under the said Installment Deed of record in 20110711-052777, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Grantee, her successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample fashion as I as Trustee under said Installment Deed, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Alan Housholder, Trustee, has hereto set his hand, this the 14th day of September, 2012.

Alan Housholder, TRUSTEE
A RESIDENT OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Alan Housholder, Trustee, the bargainor, with whom I am acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this 14th day of September, 2012.

F. E. GIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES:
6/21/16