BILL GARRETT, Davidson County
Trans:T20120070585 DEEDTRS
Recvd: 09/19/12 10:47 4 pgs
Fees:23.00 Taxes:444.00
20120919-0085056

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C.(VAF)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
James Roberts 201 Thompson Lane Suite 200 Nashville, TN 37211	SAME	150-04-0-081

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of September 5, 2012, by and between Victoria A. Ferraro, Successor Trustee (hereinafter referred to as "Successor Trustee"), and James Roberts.

WHEREAS by Deed of Trust dated May 21, 2004, of record at Instrument No. 20040609-0068226, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor conveyed to Robert M. Wilson, Jr., as Trustee, the hereinafter described real estate, to secure payment to Wells Fargo Bank, N.A. of a promissory note dated May 21, 2004 (the "Note"); and

WHEREAS, the lawful holder of the Note, Wells Fargo Bank, N.A., appointed Victoria A. Ferraro to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20120628-0056873, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Successor Trustee having conducted a search of the Department of Defense Manpower Data Center to verify that the Borrower is not on active duty; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in

default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in *The City Paper* that the property would be sold at 10:30 a.m. on Monday, August 6, 2012, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on July 16, 23 and 30, 2012, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the real property described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1) and/or is subject to the right of this state to redeem the real property as provided for in T.C.A. § 67-1-1433(c)(1); and

WHEREAS, the Successor Trustee, at the time, place and date specified in said notices, caused the sale to be postponed to September 5, 2012 at 10:30 a.m.; and

WHEREAS, the Successor Trustee at the time, place and date specified in said postponement caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to James Roberts at the price of $70,682.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Victoria A. Ferraro, Successor Trustee as aforesaid, in consideration of the premises and the sum of $70,682.00, credited by James Roberts against the Note, by these presents do transfer to James Roberts, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

> Land in Davidson County, Tennessee, being Lot No. 578 on the Plan of Kensington of Priest Lake Section Two of record in Plat Book 6250, Page 592, Register's Office for said County, Tennessee, to which reference is hereby made

for a more complete description. Being the same property conveyed to Jackie P. Dedman and wife, Shelby Dedman, by deed of record in Instrument No. 20040609-0068225, Register's Office for Davidson County, Tennessee.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

Property Address: 4021 Lancashire Drive
Antioch, TN 37013

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Victoria O Ferraro

VICTORIA A. FERRARO
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Todd Hancock, a Notary Public of said County and State, VICTORIA A. FERRARO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 5th day of September, 2012.

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2014

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 120,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September 20 12

Deputy Register

Affiant

before me this the 5th day of September, 2012

Notary Public

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2014