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

BILL GARRETT, Davidson County
Trans:T20120073893 DEEDTRS
Recvd: 10/01/12 11:49 2 pgs
Fees:13.00 Taxes:111.00
20121001-0089111

New Owner - Send Tax Bills:
Talton Williams 1997 Marital Trust
700 Craighead St #103
Nashville, TN 37204

Map 48 parcel 17

TRUSTEE'S DEED

WHEREAS, Tim Dansby executed a Deed of Trust to Chan McCullough, Trustee, as same appears of record instrument #20100831-0068924, Register's Office of Davidson County, Tennessee, to secure the payment of certain indebtedness held by and owing to Talton Williams 1997 Marital Trust;

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, SEPTEMBER 4, 2012 at 10:00 a.m. at the office of the Davidson County Register of Deeds, 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 Talton Williams 1997 Marital Trust 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 Talton Williams 1997 Marital Trust, its successors and assigns, all my interest in the following described real property, to-wit:

Land in Davidson County, Tennessee, being the Westerly 63 feet of the northerly part of Lot No. 12 on the Plan of the Georgia Industrial Realty Company Subdivision in North Nashville, of record in Book 421, page 188, Register's Office for said county, described according to a survey made by W. B. Southgate Surveyor, October 27, 1932, as follows:
Being a tract of land on the southwest margin of Clarksville Hwy, and being all of the property described in Deed Book 6907, page 673, Register's Office Davidson County, Tennessee, and being further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Av South, Ste 201 Nashville, TN 37212, License No. 1673, dated April 12, 1994, as follows: Beginning at a point in the southwest margin of Clarksville Hwy, said point being the northwest corner of Fred Graves, in Deed Book 3848, page 597 , Register's Office Davidson County, Tennessee, and being the easterly most corner of the herein described tract; thence along said southwesterly margin of Clarksville Hwy N 55 deg. 15 min. W 225 feet to a point; thence south 24 deg. 25 min W 329.7 feet to a point; thence S 53 deg. 56 min E 250 feet to a point in the northwesterly margin of Fred Graves; thence N 20 deg. 26 min E 340.5 feet to a point in the southwesterly margin of Clarksville Hwy being the point of beginning.
Being the same property to Tim Dansby by Lambret Lamar Cross, by deed of record instrument #20100831-0068923, R.O.D.C.

Property address: 4935 Clarksville Hwy, Nashville, TN 37219

I, Chan McCullough, Trustee, convey Talton Williams 1997 Marital Trust, 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 21st day of September, 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 he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of September, 2012.

Commission expires 11-24-13 Notary Public Kathryn H. Sloan

KATHRYN H. SLOAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.

Ciramenta Williams
AFFIANT

Subscribed and sworn to me this 21st day of September, 2012.

Commission expires 1/7/2013 Notary Public

CHAN MCCULLOUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON