BILL GARRETT, Davidson County
Trans:T20120075087 DEEDTRS
Recvd: 10/03/12 14:26 4 pgs
Fees:23.00 Taxes:296.00
20121003-0090566

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

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Rivergate Investments Inc. 841 Wren Drive, Unit 2 Goodlettsville, TN 37072	SAME	034-01-0B-002

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of August 25, 2010, by and between Todd H. Hancock, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Rivergate Investments Inc.

WHEREAS by Deed of Trust dated January 14, 2005, of record at Instrument No. 20050114-0005564, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor conveyed to Linda Hood, as Trustee, the hereinafter described real estate, to secure payment to The Bank of Nashville of a promissory note dated January 14, 2005 (the "Note"); and

WHEREAS, the lawful holder of the Note, The Bank of Nashville appointed Todd H. Hancock to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20100707-0053098, Register's Office for Davidson County, Tennessee- 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 Davidson A.M. section of *The Tennessean* that the property would be sold at 10:00 a.m. on Thursday, August 5. 2010, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on July 9, 26 and 23, 2010, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices 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 Rivergate Investments at the price of $80,000.00 this being the highest last and best bid;

NOW, THEREFORE, I, Todd H. Hancock, Successor Trustee as aforesaid, in consideration of the premises and the sum of $80.000.00, credited by Rivergate Investments against the Note. by these presents do transfer to Rivergate Investments, his 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:

> Being Condominium Unit No. 2 on the plan of Kimberly Court, a Horizontal Regime established by Master Deed of record in Book 6725, page 885, Register's Office for Davidson County, Tennessee, along with a one-seventh undivided interest in common areas established by said Master Deed
>
> Being part of the same property conveyed to Richard R. Lain and Linda S. Lain, husband and wife, by deed from Ricky Lain aka Rick G. Lain, of record as Instrument No. 20050114-0005563, dated January 14, 2005, said Register's Office.
>
> Together with all estates, tenements, hereditaments, interests, rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs and water stock and all existing and future improvements, structures, Fixtures, personal property. Rents, issues, profits, revenues, income, accounts and general intangibles and replacements, and proceeds, including, without limitation, insurances proceeds, that may now, or at any time in the future, part of the real estate described above.

Property address: 841 Wren Drive, Unit 2
Goodlettsville, TN 37072

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.

TODD H. HANCOCK
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Bembrey a Notary Public of said County and State, TODD H. HANCOCK, 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 25 day of August, 2010.

Notary Public
My Comm Exp: 5.8.12

CONNIE BEMBREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00 .

Affiant Rick Lain

Sworn to and Subscribed
before me this the 25
day of Aug, 2010.

Notary Public

My Comm Exp: 5.8.12

CONNIE BEMBREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY