This Instrument was Prepared By:
Katie Stone, Attorney
Davidson County Sheriff's Office
710 South 10th Street
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20120083326 DEEDWARR
Recvd: 11/01/12 12:33 4 pgs
Fees:23.00 Taxes:444.00
20121101-0100514

Address New Owner:	Send Bills To:	Map-Parcel Numbers:
Mr. Michael G. Hoskins 5909 Old Harding Pike Nashville, TN 37205	Same	Map 129-4, Parcel 76

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 120,000.00 .

AFFIANT

Sworn to and subscribed before me this 1st day of November, 2012.

SHIRLEY D. BEAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

NOTARY PUBLIC
My Commission Expires: May 6, 2013

SHERIFF'S DEED

This Sheriff's Deed is made and entered into this the 1 day of NOV, 2012, by and between the Davidson County Sheriff's Office (hereinafter referred to as "**GRANTOR**") and Michael G. Hoskins (hereinafter referred to as "**GRANTEE**").

WHEREAS, in In Re: John Daniel Tate, Case No. 07P-1654, the Seventh Circuit Court for Davidson County, Tennessee issued an Order of Sale on August 10, 2012, directing the Sheriff for Davidson County to conduct the auction sale of the subject property owned by John Daniel Tate at a public sale (by auction) to the highest bidder for cash to satisfy the judgment liens of record of the **JUDGMENT CREDITOR, PAUL T. HOUSCH, ATTORNEY** and **MR. MICHAEL G. HOSKINS, ATTORNEY** and the **LAW OFFICE OF MICHAEL G. HOSKINS, JUDGMENT**

JUDMENT CREDITOR, against the subject property and

WHEREAS, said Order of Sale was duly recorded in the Register of Deed's Office for Davidson County under Instrument Number 20120904-0079700.

WHEREAS, pursuant to said Order of Sale, issued by the Seventh Circuit Court for Davidson County directing the sale of the subject property of the **RESPONDENT JOHN DANIEL TATE** and the **GRANTOR** accordingly levied upon the property described herein; and

WHEREAS, pursuant to said Order of Sale and execution and Levy upon **RESPONDENT JOHN DANIEL TATE'S** property, **GRANTOR** scheduled a sale of the property described herein on September 18, 2012; and

WHEREAS, GRANTOR caused Notice of the Sheriff's Sale to be published in the Tennessean, a newspaper of general circulation in Nashville, Davidson County, Tennessee, that the property described herein would be sold at 10:00 a.m. on September 18, 2012 at the main front entrance of the Davidson County Historic Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on August 17, 24, and 31, 2012, and sent a copy of said notice to **JUDGMENT DEBTOR, JOHN DANIEL TATE,** and to all interested parties, including the tenant residing at the property; and

WHEREAS, the undersigned at the time, place and date specified in said notice offered the property for sale, and after opening the floor for competitive bids, the said property was sold to the **GRANTEE** at the price of $ 120,000.00 , this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the sum of $120,000.00 dollars, the receipt of which is hereby acknowledged, and pursuant to the Seventh Circuit Court's Order entered on October 26, 2012, the Davidson County Sheriff's Office by these presents hereby transfers and conveys unto the **GRANTEE,** Michael G. Hoskins, and the **GRANTEE'S** heirs, successors and assigns, all right, title and interest that **JOHN DANIEL TATE** has in and to the said property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Longview Subdivision of record in Book 6200 page 620, Register's Office of Davidson County, Tennessee to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Daniel Tate, unmarried, by deed of record in Book 11597, Page 892, Register's Office for Davidson County, Tennessee . The said John Daniel Tate having been married and now divorced by Final Decree of Record in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 05D-798 on the 24th day of May, 2006, and this conveyance is a further resolution of the marital estate pursuant to the terms of the Martial Dissolution Agreement and pursuant to Quit Claim Deed of Record in Instrument No. 20060607-0067698), Register's Office for Davidson County.

This is improved property and is commonly known as 5909 Old Harding Pike, Nashville,

Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid property, together with any and all improvements thereon, in as full and complete manner as the undersigned in his capacity as an Officer of the Davidson County Sheriff's Office, and not as otherwise, has the power to convey the same.

The property is sold, however, without any warranty as to the quantity or quality thereof, and expressly subject to any rights of redemption under T.C.A. § 66-8-101 et seq.; and subject to any and all easements, restrictions, and encumbrances that may take priority over the judgments and Court Order pursuant to which this sale was conducted.

There are no federal tax liens filed of record against the subject property sold herein.

Dated this the 1 day of NOV, 2012.

DAVIDSON COUNTY SHERIFF'S OFFICE

BY: _____

Don Black

PRINT NAME

Lieutenant for D.C.S.O.

TITLE

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Shirley Bean a Notary Public, in and for said County and State, personally appeared Lt. Don Black, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be DC 30 Lieutenant,(or other officer authorized to execute the instrument) of the Davidson County Sheriff's Office, the within named bargainor, a corporation, and that she/he as such Lt. Don Black, executed the within instrument for the purposes therein contained, by signing the name of the Davidson County Sheriff's Office by her/himself as Lt. Don Black.

Witness my had and official seal at office in Nashville, Tennessee, this 1 day of November, 2012.

SHIRLEY D. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shirley D Bean
Notary Public

My Commission Expires MAY 6, 2013

My commission expires: May 6, 2013