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BILL GARRETT, Davidson County
Trans:T20120097516 DEEDTRS
Recvd: 12/20/12 13:51 3 pgs
Fees:18.00 Taxes:721.50
20121220-0117528

MARK A. HAYES, TRUSTEE

TRUSTEE'S DEED TO:

HAZHAR BUSALLY

WHEREAS, by Deed of Trust dated May 30,2007, and of record as Instrument Number 20070615-0072049, Register's Office of Davidson County, Tennessee, and modified October 8, 2008, of record as Instrument Number 20070129-0011962, Register's Office of Davidson County, Tennessee **AKRAM M. ROZH and Wife QUMRI A. HAMID**, did convey certain real estate unto **MARK A. HAYES and DONALD A. HANEY,** Trustees, in trust, to secure certain indebtedness therein set out with power to sell in case of default in the payment thereof, and

WHEREAS, said Deed of Trust contained the power to sell in case of default of payment, the following described real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

PARCEL 2
TRACT A:
Land in Davidson County, Tennessee, being South 51 feet 10 ½ inches of the North 103 feet 9 inches of Lot No. 12 on the Map of Georgia Industrial Realty Company's North Nashville Property, of record in Book 421, page 188, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 51 feet 10 ½ inches on the westerly side of 23rd Avenue, North and runs back between parallel lines, parallel to and 51 feet 10 ½ inch South of Osage Street, 210 feet to a dead line.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND:

Part of the tract that fronts 51.87 feet on the west side of 23rd Avenue, North that conveyed to us by deed recorded in Book 2493, page 124, Register's Office of Davidson County, Tennessee, being described as the east 8.6 feet of this tract and contains 446 square feet.

This exclusion being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed dated September 4, 1981, from Roger D. Lawson and Jimmy D. Lawson of record in Instrumant Number 20000404-0033526, Register's Office of Davidson County, Tennessee.

TRACT B:
Land in Davidson County, Tennessee, being north 51 feet 10 ½ inches of the east 147 feet of Lot 12 Plan of the Georgia Industrial Realty Company's Subdivision in north Nashville, Tennessee, of record in Book 421, page 188, of the Register's Office for said county, and described according to a survey thereof made October 27, 1932, by W.B. Southgate, Surveyor, as follows:

BEGINNING at an iron pin, in the southwest intersection of Osage Street and 23rd Avenue North; thence with the westerly margin of 23rd Avenue North southerly 51 feet 10 ½ inches to a stake at the northeast corner of the property conveyed to A.W. Fisher and wife, Mattie B. Fisher, by deed from Mrs. C.G. Fisher and husband, of record in Book 658, page 45, of said Register's Office; thence along A.W. Fisher's northerly line and parallel to the southerly margin of Osage Street westerly 147 feet to a point which is 63 feet east of the line between Lots No. 12 and 13; thence northerly parallel to said line 51 feet 10 ½ inches to the southerly margin of Osage Street; thence with the margin of the same easterly 147 feet to the point of beginning.

Being part of the same property conveyed to Akram M. Rozh and Qumri A. Hamid by Warranty Deed from Saleh Mused and Ameen Hussain, recorded on the 29th day of January, 2007, in Instrument No. 20070129-0011962, in the Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND:

Is a certain tract or parcel of land conveyed from Roger Lawson and Jimmy Lawson to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5791, page 552, more particularly described as follows, to-wit:

Part of the tract fronting 51.87 feet on the west side of 23rd Avenue, North as conveyed to us by Deed recorded in Book 5014, page 459, Register's Office of Davidson County, Tennessee, and being described as the easterly 8.6 feet of this tract containing 446.13 square feet.

Address: 1623 & 1625 23rd Avenue North, Nashville, Tennessee.

TAX PARCEL 081 100350.00 and 081 00352.00

WHEREAS, said Deed of Trust was made to secure the note therein set out and contained the power to sell in case of default in the payment of said note and interest at maturity, and

WHEREAS, the maker of said note has defaulted in the payment thereof and default has continued for many months and First National Bank of Pulaski, as the owner and holder of said note, has requested and directed the undersigned to foreclose said Deed of Trust according to its terms in order to collect said note.

NOW, THEREFORE, I, the undersigned, **MARK A. HAYES,** Trustee, proceeded according to the terms of said Deed of Trust and advertised said property for three (3) different weeks on October 19, 2012, October 26, 2012 and November 2, 2012, in a newspaper published in Davidson County, Tennessee, the first publication being more than twenty (20) days before the date of sale, as provided in said Deed of Trust, announcing the terms, and place of sale, and pursuant to said advertisement offered said property for sale and sold the same, in bar of the equity of redemption, the statutory right of redemption and free from homestead and dower, all in accordance with the provisions of said Deed of Trust and the laws of Tennessee controlling such sales, but subject to taxes, on the 9th day of November, 2012, at 10:00 o'clock a.m. at the door of the Davidson County Courthouse, as set out in said advertisement, and struck off and sold the same to **HAZHAR BUSALLY** at its bid of **$195,000.00,** which was the highest, best and last bid offered, or that could be obtained.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and the sum of One Hundred and Ninety Five Thousand and 00/100 ($195,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, **MARK A. HAYES**, Trustee, have this day bargained and sold and do hereby sell, transfer and convey unto **HAZHAR BUSALLY** his heirs and assigns, all of the right, title, interest and estate vested in me as Trustee by said Deed of Trust in and to said property.

This conveyance is subject to all outstanding Davidson County, Tennessee Real Property Taxes.

SUBJECT TO any governmental zoning or subdivision ordinances or regulations in effect thereon; any declarations, covenants or restrictions recorded in said Register's Office; any building setback lines, power, telephone company and drainage easements as shown on recorded plat.

FURTHER SUBJECT TO any matters which might be disclosed by an accurate survey and inspection of the property and any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, items not extinguished by foreclosure pursuant to Tennessee law, and any matters of record superior to the Deed of Trust first reference above.

The Property is to be sold **AS IS WHERE IS,** without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, **THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANT ABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.**

TO HAVE AND TO HOLD said property unto the said **HAZHAR BUSALLY** his heirs and assigns, in fee simple forever.

I, the undersigned, **MARK A. HAYES,** Trustee, do hereby covey and assign unto **HAZHAR**

BUSALLY his heirs and assigns, all of the rights and benefits of the covenants contained in said Deed of Trust in as full and ample a manner as I can or ought to do, but I convey and assign as Trustee and not otherwise.

POSSESSION passes with delivery of this deed, and all prior taxes will be paid by the Grantee.

This 18th day of December, 2012.

Mark A. Hayes

MARK A. HAYES
TRUSTEE

STATE OF TENNESSEE
COUNTY OF Giles

Personally appeared before me, a Notary Public of said County and State, **MARK A. HAYES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the TRUSTEE of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of December, 2012.

Patricia K. Lochridge

NOTARY PUBLIC

PATRICIA K. LOCHRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

My Commission Expires:
11.18.2013

STATE OF TENNESSEE
COUNTY OF Giles

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $195,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 18th day of December, 2012.

Carrie J. Johnson

NOTARY PUBLIC

CARRIE J. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

My Commission Expires:
9-19-16

Mail deed and tax notice to:
HAZHAR BUSALLY
4029 Hollis Hill Drive
Nashville TN 37211