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Attorneys at Law
P. O. Box 90
Columbia, TN 38402-0090

BILL GARRETT, Davidson County
Trans:T20120097516 DEEDTRS
Recvd: 12/20/12 14:03 3 pgs
Fees:18.00 Taxes:555.00
20121220-0117530

MARK A. HAYES, TRUSTEE

TRUSTEE'S DEED TO:

DILSHAD RAJAB NIMA and ZIYAD SALIH

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 200701290011962, 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 1
Land in Davison County, Tennessee, being part of Lot No. 2 in the subdivision of part of Lot No. 27 and other lots of the Clifton Plan, which is of record in Book 161, Page 68, Register's Office of Davidson County, Tennessee.

Said part of said Lot No. 2 begins at the southeast corner of said Lot No. 2 and runs thence Northwardly along the westerly margin of Clifton Avenue 50 feet to a point; thence Westwardly 150 feet to a dead line; thence Southwardly 50 feet to a point in the line between Lots Nos 1 and 2 of said Plan; thence Eastwardly 150 feet to the beginning.

Being the same property conveyed to Akram M. Rozh by Warranty Deed dated June 15, 2007 from Degu T. Tekelewold of record in instrument number 20070615-0072048, Register's Office of Davidson County, Tennessee

Address: 925 40th Avenue North, Nashville, Tennessee, 37209

TAX PARCEL 091 080285-00

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 South door of the Davidson County Courthouse, as set out in said

advertisement, and struck off and sold the same to **DILSHAD RAJAB NIMA and ZIYAD SALIH** at its bid of **$150,000.00,** 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 Fifty Thousand and 00/100 ($150,000.00) 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 **DILSHAD RAJAB NIMA and ZIYAD SALIH** their 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 **DILSHAD RAJAB NIMA and ZIYAD SALIH** their heirs and assigns, in fee simple forever.

I, the undersigned, **MARK A. HAYES,** Trustee, do hereby covey and assign unto **DILSHAD RAJAB NIMA and ZIYAD SALIH** their 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

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 $150,000.00 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.

NOTARY PUBLIC

My Commission Expires:
9-19-16

CARRIE J. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Mail deed and tax notice to:
DILSHAD RAJAB NIMA and ZIYAD SALIH
925 -140 th Ave N.
Nashville TN, 37209