This instrument prepared by: AJ Sharenberger, III, P.O. Box 56, Elmwood, TN 38560

Address New Owner and Send tax bills to:
Capital Bank, N.A.
Loss Mitigation Dept
4605 Country Club Road
Winston Salem, NC 27104

Map-Parcel Numbers:
03300014400
946 Carlin Drive
Goodlettsville, Tennessee

BILL GARRETT, Davidson County
Trans:T20130015000 DEEDTRS
Recvd: 02/22/13 11:20 3 pgs
Fees:18.00 Taxes:555.00
20130222-0017912

TRUSTEE'S DEED

This instrument made and entered into by and between A.J. Sharenberger, III, Successor Trustee and the herein described Grantee.

Howard Caughron and Marguerite Caughron ("Grantors") entered into a certain Deed of Trust of record in Instrument No. 20020923-0115272 in the Register's Office for Davidson County, Tennessee (the "Deed of Trust") as corrected by scrivener's affidavit conveying to Tom Paschal as Trustee an interest in and to the hereinafter described property to secure the repayment of a Note described in said Deed of Trust, which Note is presently held and owned by Capital Bank, N.A. as successor by merger to Greenbank and Cumberland Bank, and

WHEREAS, demand has been made for the payment of the aforesaid Note secured by the above-described Deed of Trust which Note is in default; and the owner and holder of said Note has demanded that the property be advertised and sold in accordance with the terms of said Note and of the Deed of Trust; and

WHEREAS, Capital Bank, N.A. has appointed A.J. Sharenberger, III as Successor Trustee by instrument of record in Instrument no. 20130211-0013920 said Register's Office.

WHEREAS, notice of the right to foreclose under T.C.A. Section 35-5-117 has been timely given;

WHEREAS, the Internal Revenue Service has recorded a Federal Tax lien dated April 22, 2010 in the amount of $58,760.24 against Howard L. and Marguerite Caughron in Instrument No. 20100503-0033448, and the notice required by 26 USC Section 7425(b) has been timely given by letter to the Internal Revenue Service;

WHEREAS, Successor Trustee did, by three successive weekly publications in the Tennessean/ Davidson AM newspaper advertise said property to be sold on February 22, 2013, and pursuant to said publication, on said date, during legal hours, offered said property for sale at the at the sidewalk entrance to the Davidson County Register of Deeds, 501 Broadway, Nashville, Tennessee after requesting competitive bids and receiving those that were offered, sold said property, to the extent herein described, to the hereinafter described Grantee, its heirs, successors and assigns, at the sum of $150,000.00 Dollars, this being the highest, last and best bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the aforementioned bid, the receipt of which is hereby acknowledged, the undersigned Trustee has bargained and sold in bar of all right or equity of redemption, and by these presents transfers and conveys to Capital Bank, N.A. (the "Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in

Davidson County Tennessee, (the "Property") as follows:

Real Estate situated in the 10th Civil District of Davidson County, Tennessee described as follows:

Tract 1: Beginning at a concrete monument, same being the original southwesterly corner of the property conveyed to J.L. Stockton and wife, by deed of record in Book 2084 page 125, Register's Office for said County; thence with Stockton's original line and a fence, North 6 degrees 00 minutes East 488 feet to an iron pin in fence line, corner to said Stockton; thence with said Stockton's remaining property as follows: South 77 degrees 29 minutes 206.70 feet to an iron pin in tree line; South 53 degrees 28 minutes East 116.60 feet to an iron pin in tree line; and South 6 degrees 00' East 400 feet to an iron pin in fence line, same being Stockton's original line, thence with said original line and fence, North 84 degrees 00 minutes West 386.5 feet to the beginning.

Tract II: A small tract of land, being the westerly 15 feet of the northerly 15 feet of Lot No. 47, Plantation Estates, Section III, as recorded in Plat Book 3700, page 101, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 15 feet on the easterly side of Carlin Street and runs back between lines 15 feet to a point on the northerly line which is 15 feet from Carlin Drive.

Being the same property quitclaimed to Marguerite Caughron by quitclaim deed from Howard Caughron of record in Book 7563, page 245, Register's Office for Davidson County, Tennessee and the same property conveyed to Howard and Marguerite Caughron in Book 7460 page 973, said Register's Office. Property address: 946 Carlin Drive, Goodlettsville, Tennessee

The property is sold in AS IS, WHERE IS physical condition. Said sale is subject to any and all unpaid ad valorem property taxes (plus penalty and interest) that may be a lien against the Property and with respect to the tax lien identified above, is subject to the right of the United States of America to redeem the property to the extent allowed by 26 USC Section 7425(d)(1) and is subject to a mortgage recorded in Instrument 20040721-0087173 to which the lien of the deed of trust foreclosed was subordinated in Instrument No. 20040721-0087174. The sale may also be subject to such other prior liens, defects, restrictive covenants, easements, set back lines, boundary lines, building and zoning regulations, and matters which an accurate survey would disclose but only to the extent the same predated the deed of trust upon which this foreclosure is had and are entitled to take priority over the deed of trust upon which this foreclosure is had and not otherwise. This enumeration of possible encumbrances is not intended to impair the priority of the lien of the Deed of Trust being foreclosed, nor impair the title conveyed herein.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging, unto the Grantee, Grantee's heirs, successors and assigns, in fee simple forever and in bar of all right or equity of redemption. Successor Trustee transfers, assigns and sets over unto Grantee all of the covenants and warranties contained in the aforesaid Deed of Trust in as full and ample manner as the Trustee has authority to transfer the same, but Trustee makes no representation of warranty of title in Trustee's individual capacity.

IN WITNESS WHEREOF, the undersigned has executed this Deed.

A. J. Sharenberger, III, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public within and for the state and county aforesaid, personally appeared A. J. Sharenberger, III, Successor Trustee, with whom I am personally acquainted or proved 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 foregoing instrument as Successor Trustee for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and official seal at Nashville , Tennessee on this the 22nd day of February, 2013.

JAMES R. BINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-15-16

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that he actual consideration for this transfer is $ 150,000.00

Affiant

SUBSCRIBED and sworn to before me, this the 22nd day of February, 2013.

Notary Public My commission expires: 11-15-16

JAMES R. BINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY