This instrument prepared by:
L. Gino Marchetti, Jr.
TAYLOR, PIGUE, MARCHETTI & BLAIR, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

TRUSTEE'S STAMP OR STICKER:

BILL GARRETT, Davidson County
Trans:T20130027924 DEEDTRS
Recvd: 04/05/13 14:46 4 pgs
Fees:23.00 Taxes:40.72
20130405-0033968

SUCCESSOR TRUSTEE'S DEED

L. Gino Marchetti, Jr.,)
Successor Trustee)
)
to new owner and
Send tax bills to:) Map/Parcel 044050-13300
)
Carolyn R. McLaughlin)
106 Ensley Ave)
Old Hickory, TN 37138)
)

WHEREAS, Krystle Ochsner Ramos aka Krystal Ochsner Ramos and husband, William T. Ramos ("Buyers") executed a Deed of Trust dated the 19th day of May, 2010, which was recorded in Instrument No 201005240039593, Register's Office of Davidson County, Tennessee, conveying to Bonnette A. Dawson of Davidson County, Tennessee, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and,

WHEREAS, L. Gino Marchetti, Jr. was appointed Successor Trustee, said appointment being recorded in Instrument No. 20130116-0005233, Register's Office, Davidson County, Tennessee; and,

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the Grantor herein, advertise and sell the property; and,

WHEREAS, pursuant to T.C.A § 35-5-177, a Notice of Right of Foreclosure was mailed to the last know mailing address of Buyers on December 17, 2012; and,

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications

beginning on February 22, 2013, appearing in *The Tennessean/Davidson A.M.* newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, and one postponement announced at public outcry on March 15, 2013 at 10:30 A.M., the sale was held on Friday, April 5, 2013 at 10:30 A.M. on the steps outside the main entrance to the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all other exemption of every kind, subject to any taxes and liens, which were expressly waived; and,

WHEREAS the Grantee herein, Carolyn R. McLaughlin, being the highest and best bidder at said sale with a bid of $11,005.00, was duly declared the purchaser.

NOW, THEREFORE, L. Gino Marchetti, in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its/his/her successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> BEING Lot No. 62, Rayon City, as shown by plat of record in Plat Book 843, Page 13, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> BEING the same property conveyed to KRYSTAL OCHSNER RAMOS by Quitclaim Deed dated March 20, 2008, and executed by THE OCHSNER FAMILY TRUST, dated August 2, 2007, REVOCABLE LIVING TRUST by Dana C. Ochsner and Dana Marie Ochsner, Trustees and recorded as Instrument No. 20080421-0040827, Register's Office for Davidson County, TN.
>
> Upon information and belief the property is also known as 108 Ensley Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, L. Gino Marchetti, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, Carolyn R. McLaughlin, his/her/its successors, and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes or assessments; any Master Deed requirements or restrictions; any covenants, restrictions or conditions of record; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances, including any liens for taxes, as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said L. Gino Marchetti, Jr., Successor Trustee, has hereunto set his hand this 5th day of April, 2013

L. Gino Marchetti, Jr., Successor Trustee

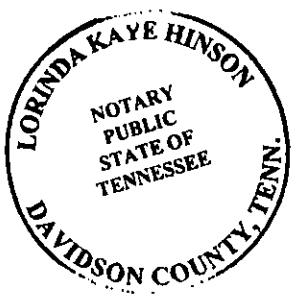
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Gino Marchetti, Jr., Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of April, 2013.

Lorinda K. Hinson Halstead
NOTARY PUBLIC

My Commission Expires: 11-4-2013



AFFIANT STATEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $11,005.00.

L. Gino Marchetti, Jr., Affiant

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of April, 2013.

Lorinda K. Hinson Halstead
NOTARY PUBLIC

My Commission Expires: 11-4-2013

LORINDA KAYE HINSON
NOTARY PUBLIC STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.