THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, 305 Fourteenth Avenue, North, Nashville, Tennessee 37203

TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
The Paul A. Cox, Sr. and Bernice T. Cox Living Trust 20320 Frog Level Road Ruther Glen, Virginia 22546	Same	Map 119-10-0 Parcel 005.00

WHEREAS, Rhonda Jean Brownlee, by deed of trust (the "Deed of Trust") dated March 22, 2011, transferred and conveyed to Larry D. Craig., Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20110324-0022871, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Trustee to foreclose the Deed of Trust; and

WHEREAS, the Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, as published in the Davidson A.M. newspaper on March 15, 2013, March 22, 2013 and March 29, 2013, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on April 10, 2013, at the front door of the Bridgestone Arena, 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, when and where The Paul A. Cox, Sr. and Bernice T. Cox Living Trust ("Grantee"), became the last and highest bidder for cash at the price of Sixty-Two Thousand Nine Hundred Thirty-Four and 66/100ths ($62,934.66) Dollars.

NOW, THEREFORE, in his capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Trustee, hereby conveys the Property to the Grantee, The Paul A. Cox. Sr. and Bernice T. Cox Living Trust, and the Grantee's successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 10th day of April, 2013.

LARRY D. CRAIG, as Trustee, and not otherwise.

BILL GARRETT, Davidson County
Trans:T20130029206 DEEDTRS
Recvd: 04/10/13 12:09 3 pgs
Fees:18.00 Taxes:232.86
20130410-0035479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, Trustee, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 03-07-17

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,934.66.

AFFIANT

Subscribed and sworn to before me this 10th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 03-07-17

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot no. 16 on the map of Nolensville Heights, as of record in Book 2083, Page 80, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of St. Edwards Drive at the corner of Lots Nos. 15 and 16; thence with the line between said two lots southwestwardly 195.8 feet; thence South 84 deg. 17' East 50 feet; thence South 4 deg. 25' West 45 feet to the line between Lots Nos. 16 and 17; thence with the line between said two lots northwestwardly 191.8 feet to the southwesterly margin of St. Edwards Drive; thence with said Drive northwestwardly 93.4 feet to the beginning.

Being the same property conveyed to Rhonda Jean Brownlee, a single woman, by deed of record in Instrument No. 20110324-0022870, Register's Office for Davidson County, Tennessee.

Map 119-10-0, Parcel 005.00

This is improved property known as 2805 St. Edwards Drive, Nashville, Tennessee 37211.