PICK-UP

This instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20130032829 DEEDTRS
Recvd: 04/22/13 13:08 2 pgs
Fees:13.00 Taxes:1110.00
20130422-0039779

Tennessee
Map # 146-14-19.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 19, 2008, and recorded in Register's Instrument No. 20080303-0020590 in the Register's Office of Davidson County, Tennessee, Steven G. Gladstone, An Unmarried Man, conveyed to TRSTE II, Inc., Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Registers Instrument No 20130412-0036273 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on April 16, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale William Smallman, whose address is 2814 12th Avenue South, Nashville, TN 37204, being the highest and best bidder, became the purchaser of said property at and for the sum of TWO HUNDRED FORTY FOUR THOUSAND SIX HUNDRED EIGHTY NINE AND NO/100'S DOLLARS Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by William Smallman of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said William Smallman, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in the Davidson County and further described as follows: Being Lot No. 32, on the map showing the relocation of lot line between lot lines 31 and 32 and between lot lines 32 and 33, Forest Acres, Section III, of record in Book 2331, Page 33, the original plan of Forest Acres, Section III, of record in Book 1424, Page 56, Register's Office for said County.
THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Steven G. Gladstone, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20070209-0016929, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Notice of the Right to Foreclose has been given in compliance with T.C.A. § 35-5-117.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto William Smallman, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on April 16, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 16, 2013 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
866 Forest Acres Drive,
Nashville, TN 37220

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

William Smallman
2814 12th Ave S
Nashville, TN 37204

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,689.00
AFFIANT_____
SUBSCRIBED AND SWORN TO BEFORE ME, April 16, 2013
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 300,000
Richard Williams Affiant
Subscribed and sworn before me this the
22 Day of April, 2013.
Brandi Weiss, Deputy Register