BILL GARRETT, Davidson County
Trans:T20130042167 DEEDTRS
Recvd: 05/21/13 09:32 3 pgs
Fees:18.00 Taxes:1350.50
20130521-0051007

Prepared by:
SIDWELL, BARRETT & WELCH, PC
121 First Avenue South, Suite 200
Franklin, TN 37064
(615) 790-8868

THE ACTUAL CONSIDERATION IS $365,000.00

Sworn to and subscribed before me this 16th day of May, 2013.

Notary Public

My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NAME OF BUYER:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
K. Thomas Sidwell	NEW OWNER	13005013000
2201 Old Natchez Trace		
Franklin, TN 37069		

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 28, 2006, of record in Instrument No. 20060509-0054289, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," executed by Kris A. Burke and Tim P. Burke, conveyed to Hugh M. Queener, Trustee, to Pinnacle National Bank, and by Modification of Deed of Trust, dated June 22, 1009, of record in Instrument No. 20090701-006110, Register's Office for Davidson County, Tennessee hereinafter referred to as "Modification", executed Kris A. Burke and Timothy P. Burke, by the hereinafter described real estate, hereinafter referred to as the "Property", to secure an indebtedness evidenced by a Note of even date therewith, which Note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, the Note default having occurred in the payment of the Note, and in accordance with the terms and conditions of the Note and Deed of Trust, the holder thereof declared the entire

indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed Hugh M. Queener, Trustee, to name and appoint Donald R. Barrett, Jr., as Substitute Trustee under Appointment of Substitute Trustee of record in Instrument No. 20130327-0029852, Register's Office for Davidson County, Tennessee, dated March 22, 2013; and

WHEREAS, the owner and holder of the indebtedness directed Donald R. Barrett, Jr., Substitute Trustee the Deed of Trust to sell the Property and, in accordance with the terms thereof, and pursuant to said direction, the said Substitute Trustee did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 11:00 am on May 9, 2013 at the front door of the Davidson County Courthouse, Public Square, in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in The Tennessean, a newspaper of general circulation in Davidson County, Tennessee on April 5, 2013, April 12, 2013 and April 19, 2013 and the foreclosure date was continued until May 16, 2013; and

WHEREAS, at the time and place of said sale, and upon the property being offered under the terms hereinabove set forth, K. Thomas Sidwell was the highest and best bidder;

NOW, THEREFORE, the undersigned, Donald R. Barrett, Jr., Substitute Trustee pursuant to the bid of Three Hundred Sixty-Five Thousand and No/Dollars ($365,000.00), acknowledges receipt of the sum of Three Hundred Sixty-Five Thousand and No/Dollars ($365,000.00), which was the highest and best bid, and for and in consideration of said bid, has bargained and sold and by these presents does hereby transfer and convey unto K. Thomas Sidwell:

Land in Davidson County, Tennessee, being Lot No. 16 of Block 5 on the Plan of The

Highlands of Belle Meade, as of record in Plat Book 547, Page 180, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kris A. Burke by quitclaim deed from Tim P. Burke, of record in Instrument No. 20101229-0103125, Davidson County, Tennessee.

IMPROVED PROPERTY ALSO KNOWN AS 1103 Nichol Lane, Nashville, Tennessee 37205.

Such property is subject to the following:

1. 2011 and 2012 Davidson County Property taxes are past due. All subsequent years remain a lien, not yet due and payable.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Donald R. Barrett, Jr., Substitute Trustee, does hereby transfer, assign, and set over unto K. Thomas Sidwell, all of his right, title, and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the aforesaid Substitute Trustee, has executed this instrument on this the 16th day of May, 2013.

Donald R. Barrett, Jr., Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr., with whom I am personally acquainted, and who upon his oath acknowledged that he is the Substitute Trustee for Pinnacle National Bank, the within named bargainor, and that he as such Substitute Trustee executed the foregoing instrument by signing his name as such Substitute Trustee.

Witness my hand and official seal at Franklin, Tennessee this 16th day of May, 2013.

My Commission Expires:
June 14 2015

NOTARY PUBLIC

MICHELLE LEE REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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