ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Deborah T. Sarmadi 10600 Lakes Blvd. #1307 Baton Rouge, LA 70810	NEW OWNER	Map 81.04 Parcel 163.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law
109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20130044562 DEEDTRS
Recvd: 05/29/13 10:56 4 pgs
Fees:23.00 Taxes:592.00
20130529-0053902

TRUSTEE'S DEED

This indenture made the 23rd day of May, 2013, by and between Robert J. Notestine III, Successor Trustee (party of the first part) and Deborah T. Sarmadi, party(ies) of the second part.

WITNESSETH:

WHEREAS, on the 27th day of July, 2007, Dean Balding Baxter by virtue of the Deed of Trust of record in Instrument No. 20070731-0090924, which was duly registered in the Register's Deed for Davidson County, Tennessee, whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

Land in Davidson County, Tennessee described as follows to wit:

Being Lot No. 26 on the Plan of E. L. Wood's Subdivision in North Nashville, as of record in Book 21, page 30, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same Property conveyed to Dean Balding Baxter by deed from Ruth P. Graves and husband, Aubrey N. Graves, of record in Instrument No. 20040902-0106647, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1900 4th Avenue North, Nashville, Tennessee 37208.

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)

(for this transfer is $160,000.00)
( )
( )
(Affiant)
( )
(Subscribed and sworn to before me)
(this 23rd day of May, 2013.)
( )
( )
(Notary Public)
(My Commission Expires: 1-24-15)
( )

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AND WHREAS, the promissory note and deed of trust described herein were assigned to Deborah T. Sarmadi by Assignment of Promissory Note and Deed of Trust of record in Instrument 20130410-0035442, Register's Office for Davidson County, Tennessee.

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: The Tennessean giving the time and place and terms of sale.

AND WHEREAS, on the 23rd day of May, 2013, at 10:00 o'clock a.m. at the south entrance of the historic Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of One Hundred Sixty Thousand Dollars ($160,00.00), the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Deborah T. Sarmadi, the

parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, asSuccessor Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party(ies) of the second part, their heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

A written Notice of Right to Foreclosure was not given to Dean Balding Baxter as this is not the principal residence of Dean Balding Baxter. Written notice of foreclosure was provided to Dean Balding Baxter by letter dated April 19, 2013.This conveyance is subject to the rights and claims of the Davidson County, Trustee.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III

Successor Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III,SuccessorTrustee, 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 23rd day of May, 2013.

Notary Public

My Commission Expires: 1-24-15

