Davidson County DEEDWARRSP
Recvd: 06/12/13 16:26 3 pgs
Fees:18.00 Taxes:382.58
20130612-0060134

TRUSTEE'S SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-TR-13-1023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles E Walker	Charles Walker	
(NAME)	(NAME)	
86 Thompson Lane	86 Thompson Lane	083-01-0-105.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Derek A. Henderson, as and only as Bankruptcy Trustee of the estate of Jackson Property Liquidators, LLC, now known as Steadivest Development, LLC**, hereinafter called the Grantor, and pursuant to Order Granting Trustee's Motion To Approve Auction And For Authority To Sale Assets Free And Clear of Liens, Interest, Encumbrances And Claims entered January 4, 2013, Case No. 09-01013EE, in the United States Bankruptcy Court for the Southern District of Mississippi, has bargained and sold, and by these presents does transfer and convey unto **Charles E Walker**, unmarried, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF JONES AND BRADFORD SUBDIVISION OF RECORD IN PLAT BOOK 161, PAGE 142, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JACKSON PROPERTY LIQUIDATORS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY BY SUBSTITUTE TRUSTEE'S DEED FROM ROBERT E. LEE, SUBSTITUTE TRUSTEE OF RECORD AT INSTRUMENT NO. 20070808-0094612, DATED JULY 20, 2007 AND RECORDED ON AUGUST 08, 2007, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 1) 2013 COUNTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE 2) ALL MATTERS SHOWN ON PLAN OF RECORD IN PLAT BOOK 161, PAGE 142, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1023 Sharpe Avenue Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and Grantor does covenant with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this TRUSTEE'S SPECIAL WARRANTY DEED. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed this 3rd day of June, 2013.

Derek A. Henderson, Trustee

STATE OF Mississippi
COUNTY OF Hinds

On this the 3rd day of June, 2013, before me personally appeared Derek A. Henderson, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 3rd day of June, 2013.

Notary Public

My Commission Expires:



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE