THIS INSTRUMENT PREPARED BY:
Weiss & Weiss, Attorneys at Law
1900 Church Street, Suite 301
Nashville, TN 37203

Davidson County DEEDTRS
Recvd: 08/23/13 16:16 4 pgs
Fees:23.00 Taxes:349.94
20130823-0089382

SUCCESSOR TRUSTEE ' S DEED

WHEREAS, by Deed of Trust (hereinafter referred to as the "Deed of Trust") dated March 13, 2007, and recorded in Instrument No. 20070313-0030655 in the Register's Office of Davidson County, Tennessee, Mike Cunningham conveyed to Warranty Title Insurance Co., Trustee, 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, by Appointment of Successor Trustee of record in Instrument No. 20130724-0076359, said Register's Office, Benny Lee Santiago by and through Joanne Jenkins, Conservator; and Jackie P. Hatcher, deceased, by Barry T. Hatcher, Executor and Devisee under the Last Will and Testament of Jackie P. Hatcher, deceased; and Carolyn E. Hatcher, deceased, by Barry T. Hatcher, heir-at-law; and Aaron Hatcher, Devisee under the Last Will and Testament of Jackie P. Hatcher, the lawful owner and holder of said indebtedness, appointed Scott D. Weiss or Peter Weiss, to succeed to all the rights, title and powers conferred upon the Trustee originally named; and,

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

WHEREAS, pursuant to said request by Benny Lee Santiago by and through Joanne Jenkins, Conservator; and Jackie P. Hatcher, deceased, by Barry T. Hatcher, Executor and Devisee under the Last Will and Testament of Jackie P. Hatcher, deceased; and Carolyn E. Hatcher, deceased, by Barry T. Hatcher, heir-at-law; and Aaron Hatcher, Devisee under the Last Will and Testament of Jackie P. Hatcher, owner of the debt secured by said Deed of Trust, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by advertisement which appeared in The Tennessean on the 2nd, 9th and 16th day of August, 2013, the sale was scheduled to be held on the 21st day of August, 2013, 11:00 a.m. local time, at the front door at the main door of the Historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale to the highest call bidder and at public outcry for cash at which time the said property was struck off and sold to **Benny Lee Santiago**, whose address is c/o Joanne Jenkins, Conservator, 408 Enclave Drive, Brentwood, TN 37027; **and, the Estate of Jackie P. Hatcher**, whose address is c/o Barry T. Hatcher, Executor, 601 Glenpark Drive, Nashville, TN 37217 at and for the sum of Ninety-Four Thousand Five Hundred Seventy-Eight and 00/100 ($94,578.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Benny Lee Santiago and the Estate of Jackie P. Hatcher, of the sum of money bid, said sum being credited to the indebtedness secured by the Deed of Trust, receipt of which is hereby acknowledged, the undersigned, Scott D. Weiss, Successor Trustee, does hereby grant, bargain, sell and convey to the said Benny Lee Santiago and the Estate of Jackie P. Hatcher, their successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF, AS EXHIBIT "A"

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; and subject to any and all other liens, interests and encumbrances which take priority over the Deed of Trust upon which the foreclosure sale is had.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Benny Lee Santiago and the Estate of Jackie P. Hatcher, their successors and assigns, in fee simple forever, to whom the said Scott D. Weiss, Successor Trustee warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss, Successor Trustee, has hereunto set its hand and seal this 21st day of August, 2013.

Scott D. Weiss
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott D. Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Successor Trustee, the within named bargainor, and that he as such Successor Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 2013.

My commission expires: 5-23-15

Notary Public

KRIS MORSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $94,578.00.

Affiant

Subscribed and sworn to before me this the 21st day of August, 2013.

My Commission Expires: 5-23-15

Notary Public

KRIS MORSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER AS FOLLOWS:

Benny Lee Santiago
c/o Joanne Jenkins, Conservator
408 Enclave Drive
Brentwood, Tennessee 37027

Estate of Jackie P. Hatcher
c/o Barry T. Hatcher, Executor
601 Glenpark Court
Nashville, Tennessee 37217

SEND TAX BILLS TO:

"NEW OWNER"

Tract 1:
Map: 09206
Parcel: 020000
Tract 2:
Map: 09202
Parcel: 034400
Tract 3:
Map: 09206
Parcel: 054500
Tract 4:
Map: 0804
Parcel: 022300

I, Scott D. Weiss, 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.

Scott D. Weiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kris Morss, a Notary Public for this County and State, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5-23-15

Notary Public

KRIS MORSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Tract 1:
Being Lot No. 5 in Carrick's Subdivision of Block L of the Hefferman Addition.

Said Lot No. 5 fronts 50 feet on the northerly side of Herman Street, formerly Zollicofer Street, and runs back between parallel lines 150 feet to a 16 foot alley.

Said property is commonly known as: 2726 Herman Street, Nashville, TN 37217.

Being all of the same property conveyed to Mike Cunningham by Warranty Deed from Benny Lee Santiago and Jackie Hatcher, of record in Instrument No. 20070313-0030654, Register's Office for Davidson County, Tennessee.

Tract 2:
Being Lot No. 8 in the Bransford Realty Company's Subdivision of part of E.T. Holman's Subdivision and part of Mrs. E.S. Clark's Subdivision, as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 35 feet on the north side of Hefferan Street, and extends back northerly between parallel lines, 177.75 feet more or less on its western margin and 178.1 feet more or less on its eastern margin, to an alley in the rear.

Said property is commonly known as: 2414 Meharry Blvd., Nashville, TN 37208.

Being all of the same property conveyed to Mike Cunningham by Warranty Deed from Benny Lee Santiago and Jackie Hatcher, of record in Instrument No. 20070313-0030654, Register's Office for Davidson County, Tennessee.

Tract 3:
Being the southerly part of the easterly part of Lot No. 2 on the Map of J.W. Turner's Subdivision of Lot No. 21, Boyd McNairy's Plan, as of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the northwest corner of Clifton Pike and 25th Avenue North; thence with the northerly margin of said Pike, Westwardly 150 feet to the southeast corner of the property conveyed to Sallie King by deed from I.H. Gibson and wife, of record in Book 1081, page 261, said Register's Office; thence with King's easterly line, northwardly to the southwest corner of the property conveyed to Turner Washington, Jr., and wife, by deed of I.H. Gibson and wife, of record in Book 1278, page 151, said Register's Office; thence with Washington's southerly line, eastwardly 136 feet, more or less, to the westerly margin of 26th Avenue North; thence with said Avenue, southwardly 50 feet to the beginning.

Said property is commonly known as: 701 27th Avenue North, Nashville, TN 37208.

Being all of the same property conveyed to Mike Cunningham by Warranty Deed from Benny Lee Santiago and Jackie Hatcher, of record in Instrument No. 20070313-0030654, Register's Office for Davidson County, Tennessee.

Tract 4:
Being Lot No. 94 on the Plan of Thornby Place as of record in Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description.

Property commonly known as: 875 Carter Avenue, Nashville, TN 37206.

Being all of the same property conveyed to Mike Cunningham by Warranty Deed from Benny Lee Santiago and Jackie Hatcher, of record in Instrument No. 20070313-0030654, Register's Office for Davidson County, Tennessee.