161.-

BILL GARRETT, Davidson County
Trans:T20130104644 DEEDTRS
Recvd: 12/16/13 13:51 2 pgs
Fees:13.00 Taxes:148.00
20131216-0126867

# TRUSTEE'S DEED

State of Tennessee )
County of Davidson )

The actual consideration of value, whichever is greater, for this transfer is $40,000.00

Affiant

Sworn to and subscribed before me this 12 day of Dec. 2013.

NOTARY PUBLIC

My Commission expires 2014.

MAXINE Q. BIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:

**Robert F. Spann, Attorney**
Suite 400, 214 Second Avenue, North
Nashville, TN 37201

| ADDRESS-NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Mid State Lenders, Inc. | Same | Map 08106031300 |
| P.O. Box 2171 | | Parcel |
| Hendersonville, TN 37077 | | |

WHEREAS, on the 15th day of December, 2011, **Charles Ward, II** executed an Deed of Trust to **Victor Hazelwood, Trustee**, to secure a promissory note of even date to **Mid-State Lenders, Inc**, in the amount of $46,000.00, as fully set out in said Deed of Trust of record in Instrument No. 20111227-0100932, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Victor Hazelwood is unable to act as Trustee under said Deed of Trust , and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Instrument No. 20131024-0110974, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Mid-State Lenders, Inc, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Installment Deed, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 8, 2013, November 15, 2013, and November 22, 2013, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on December 10, 2013, at 11:00 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale, Mid-State Lenders, Inc was the highest and best bidder, the amount of their bid being in the sum of forty thousand and no/100 dollars ($40,000.00); and

NOW THEREFORE, I Robert F. Spann, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of forty thousand and no/100 dollars ($40,000.00), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Mid-State Lenders, Inc, hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of A. C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, page 10, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the southerly side of Simpkins Street, formerly "E" Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Charles Ward, III, by deed from Dan Lewis, of record in Instrument No. 20111227-0100931, Register's Office for Davidson County, Tennessee.

This is improved property known as 1711 Simpkins Street, Nashville, TN 37208

This conveyance is made subject to all restrictions of record, unpaid taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Substitute Trustee, under the Deed of Trust of record in Instrument No. 20111227-0100932, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, their successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Substitute Trustee, under said Installment Deed, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Substitute Trustee, has hereunto set his hand, this the 11 day of December, 2013.

ROBERT F. SPANN, SUBSTITUTE TRUSTEE,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Substitute Trustee, 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 as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 11 day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 7/7/2014