This Form furnished by: **FRED C. DANCE, ESQ., Attorney at Law, 234 First Avenue South, Franklin, Tennessee 37064; (615) 794-3450**

BILL GARRETT, Davidson County
Trans:T20140002801 DEEDTRS
Recvd: 01/14/14 08:44 5 pgs
Fees:28.00 Taxes:455.14
20140114-0003472

FROM:

MARY COLEMAN, SUCCESSOR TRUSTEE

TO:

***ST. THOMAS HOSPITAL EMPLOYEES CREDIT UNION,* d/b/a ST. THOMAS CREDIT UNION**

SUCCESSOR TRUSTEE'S DEED

New Owner & Address	Taxable Party	Parcel Identification No.
St. Thomas Credit Union 4230 Harding Place Medical Plaza East Suite 103 Nashville, Tennessee 37205	"Same as Owner"	042 14 0 025.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 123,011.99**.

Mary Coleman
MARY COLEMAN, Successor Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th, DAY OF January, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/2014
DATE

WILLIAM K. DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:

FRED C. DANCE
Attorney at Law
234 First Avenue South
Franklin, TN 37064

(615) 794-3450

This instrument is made and entered into as of the 6th day of January, 2014, by and between **MARY COLEMAN**, Successor Trustee (hereinafter: "Trustee"), and the

ST. THOMAS HOSPITAL EMPLOYEES CREDIT UNION, d/b/a ST. THOMAS CREDIT UNION.

WHEREAS, by Deed of Trust dated March 18, 2010, of record in Instrument No. 20100326 - 0022470, (hereinafter: "Deed of Trust"), Register's Office for Davidson County, Tennessee, from **JOHN P. MURPHY,** joined by his spouse, **CONSTANCE MURPHY**, (hereinafter: "Debtors"), conveyed to ***INFINITY TITLE, LLC***, as Trustee, the hereinafter described real estate, to secure payment to the **ST. THOMAS CREDIT UNION** of a promissory note dated March 18, 2010 (hereinafter: "The Note");

WHEREAS, Mary Coleman, having been appointed as Successor Trustee of record in Instrument No. 20131115 - 0118017, Register's Office of Davidson County, Tennessee;

WHEREAS, Notice of the Right to Foreclose, if required pursuant to ***T.C.A. 35-5-117***, was given in accordance with Tennessee law;

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given;

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in *The Nashville Ledger* that the property would be sold at 11:00 a.m., on Monday, December 23, 2013, at the main door of the Davidson County Metropolitan Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said newspaper in *The Nashville Ledger* on Friday, November 22, 2013, Friday, November 29, 2013, and Friday, December 06, 2013, and sent a copy of such notice to Debtors, and all known creditors and following such notices, the default was not cured;

WHEREAS, the Trustee at the time, place and date specified in said notices caused the property and all improvement, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to the **ST. THOMAS *CREDIT UNION*** at the price of $ 123,011.99 Dollars, this being the highest, last and best bid.

NOW, THEREFORE, I, MARY COLEMAN, Trustee as aforesaid, in consideration of the premises and the sum of $ 123,011.99 Dollars, credited by the ***ST. THOMAS CREDIT UNION*** against the Note, by these presents do transfer and convey unto the **ST. THOMAS *CREDIT UNION***, its successors and assigns, all of my rights, title and interest, as Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Pages 126 - 127, Register's Office for said County, to which reference is made for a more complete description.

SAID Lot fronts 180.00 feet on the North side of Burgundy Drive and runs back 275.30 feet on the East line and 301.00 feet on the West line to a dead line in the rear which measures 111.70 feet.

BEING a the same real property conveyed to Michael M. Catalano and wife, Joyce R. Catalano on 10/07/1965, by deed from Billie W. LaFever and wife, Elizabeth Anne LeFever, filed for record on 10/08/1965 in Book 3944, Page 531, said Register's Office. Property was then further conveyed to Joyce Fay Robinett Catalano on 05/10/1978, by quitclaim deed from Michael M. Catalano, filed for record on 05/15/1978 in Book 5285, Page 666, said Register's Office. Property further conveyed to Joyce Fay Robinett Catalano and Constance C. Roberts on 10/21/1996, by quitclaim deed from Joyce Fay Robinett Catalano, filed for record on 10/31/1996 in Book 10244, Page 687, said Register's Office. Joyce Faye Robinett Catalano having since died intestate on or about 10/13/2005, thereby vesting title to her heirs at law, Judith Catalano Hayes, Michael Lee Catalano, Constance Catalano Murphy and Colette Catalano Williams, as evidenced by Affidavits of Heirship of record in Instrument No. 20100326 – 0022471 and Instrument No. 20100326 – 0022472, said Register's Office. On 06/12/2006, Constance Catalano divorced, and the marital interest of Walter Newt Roberts, was conveyed to Constance Catalano, f/k/a Constance C. Roberts by virtue of divorce decree of record in Docket No. 05D-3449, in the 8th Circuit Court of Davidson County, Tennessee. Property was then further conveyed to Constance Catalano on 10/09/2009, by deed from Colette Catalano Williams, filed for record on 10/09/2009 in Instrument No. 20091009 – 0094328, and from deed dated 10/09/2009 from Judith Catalano Hayes, filed for record on 10/09/2009 in Instrument No. 20091009 – 0094327, and from deed dated 10/09/2009 from Michael Lee Catalano, filed for record on 10/09/2009 in Instrument No. 20091009 – 0094326, said Register's Office. Being further conveyed to Constance Murphy and Husband, John P. Murphy by deed from Constance Murphy, f/k/a Constance Catalano, of record in Instrument No. 20100326 – 0022469, dated March 18, 2010, said Register's Office.

This Successor Trustee's Deed was prepared from information provided by the parties herein, and the preparation of this Successor Trustee's Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as of Record in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

604 Burgandy Drive, Madison, Davidson County, Tennessee 37115

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemptions rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affects the land therein conveyed.

WITNESS the signature of the Trustee on this the day and date first above written.

Mary Coleman
MARY COLEMAN, Successor Trustee

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, William K. Dunn, a Notary Public in and for said County and State, the within named **MARY COLEMAN, Successor Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 6th day of January, 2014.

William K. Dunn
NOTARY PUBLIC

WILLIAM K. DUNN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/11/2014
DATE