This instrument prepared by: WINCHESTER, SELLERS, FOSTER & STEELE, P.C.
P.O. Box 2428
Knoxville, Tennessee 37901-2428
Phone: (865) 637-1980
File No. 1202.1188

CLT No. 052-06-0-108.00

BILL GARRETT, Davidson County
Trans:T20140003066 DEEDTRS
Recvd: 01/14/14 14:40 3 pgs
Fees:18.00 Taxes:300.63
20140114-0003846

Responsible Taxpayer and Property Owner:

Name: **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**
Address: **6522 CHAPMAN HIGHWAY, SUITE 110**
City: **KNOXVILLE** State: **TN** Zip: **37920**

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$81,250.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 7th day of January, 2014.

CONNIE L. O'BARR STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public
My Commission Expires: 1/5/2015

SUCCESSOR TRUSTEE'S DEED

This instrument made this 7th day of January, 2014, by and between **GORDON D. FOSTER**, Successor Trustee, of Knox County, Tennessee, party of the first part, and **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, party of the second part.

WITNESSETH:

THAT, WHEREAS, on the 20th day of April, 2006, SANDRA J. CLARDY of Davidson County, Tennessee, duly executed and acknowledged a Deed of Trust recorded as Instrument No. 20060518-0058309 in the Register's Office for Davidson County, Tennessee, conveying to Thomas F. Baker, IV, Trustee, the hereinafter described real estate to secure payment of the Promissory Note described therein, together with fees and costs necessary to enforce the collection thereof, said Note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

SITUATED in the County of Davidson, State of Tennessee:

LOT 75, Section 1, of Madison Heights, as shown on plat of record in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

BEING the same premises conveyed to the Grantor(s) by Deed recorded in Instrument No. 200510240128149.

MAP PARCEL IDENTIFICATION CLT NO. 052-06-0-108.00

Said property bears the street address of **712 Tahlena Avenue, Madison, TN 37115.**

WHEREAS, **GORDON D. FOSTER** of Knox County, Tennessee, was appointed and designated Successor Trustee under the aforesaid Deed of Trust pursuant to the terms and conditions of said Deed of Trust by the Beneficiary, said Appointment being of record as Instrument No. 20131121-0120113 in the aforesaid Register's Office; and

WHEREAS, said Promissory Note was duly signed and executed by SANDRA J. CLARDY and is payable to the order of FIRST TENNESSEE BANK NATIONAL ASSOCIATION; and

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the above-described Note, which total amount was past due at the time the foreclosure of said Deed of Trust was begun and the owner and/or holder of said Note directed the party of the first part to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described as provided in said Deed of Trust in a local newspaper published in Davidson County, Tennessee, to-wit, *The Tennessean/Davidson AM*, giving the time, place and terms of said sale; and

WHEREAS, on the 7th day of January, 2014, at the hour of 10:30 o'clock a.m. at the Davidson County Register of Deeds Office at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder, free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Deed of Trust, and being cried for a reasonable time was finally sold to the party of the second part at a bid of $64,282.94, party of the second part being the highest and best bidder, which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part as Successor Trustee does hereby grant, bargain, sell, transfer, and convey unto the said party of the second part the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust and all persons claiming through and under said makers.

Party of the first part as Successor Trustee does hereby transfer, assign, and set over unto the party of the second part, its heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Successor Trustee but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number and, where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, party of the first part has hereunto set his hand and seal the day and year first above written.

Gordon D. Foster, Successor Trustee

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, **Gordon D. Foster, Successor Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 7th day of January, 2014.

Connie L. O'Barr
Notary Public

My Commission Expires: 1/5/2015

