THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr., Attorney
P. O. Box 210121
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20140020123 DEEDTRS
Recvd: 03/26/14 10:29 3 pgs
Fees:18.00 Taxes:111.00
20140326-0024770

TRUSTEE'S DEED

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

Tony Clouse
134 Hills Hollow Road
Goodlettsville, TN 37072

MAP/PARCEL NUMBERS: Map 071-04-0, Parcel 215.00

THIS INSTRUMENT made and entered into this 6thth day of March, 2014, by and between Andrew B. Gibson, Jr., Trustee, hereinafter referred to as Grantor, and Tony Clouse, hereinafter referred to as Grantee.

W I T N E S S E T H:

WHEREAS, on the 19th day of February, 2002, Billy Joe Gooch aka Billy Gooch did execute and deliver to Andrew B. Gibson, Jr., Trustee, and his successors and assigns, an Installment Deed securing certain indebtedness described therein, to J.D. Stevens, his heirs, representatives, assigns and payees and/or subsequent holders which instrument was recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20020221-0022390, to which reference is made; and

WHEREAS, the said J. D. Stevens aka James D. Stevens has since died and the Co- Executors of the Estate and his residual beneficiaries of his Estate are now the Holder of the indebtedness; and

WHEREAS, the indebtedness secured by said Installment Deed was not paid as agreed, but default was made, and thereupon, at the request of Holder of said indebtedness, the Trustee did commence foreclosure of said property pursuant to the provisions of said Installment Deed; and

WHEREAS, pursuant to T.C.A. Section 35-5-501, Notice of the Trustee's Sale, including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of the Trustee's Sale by registered or certified mail return receipt requested to all parties entitled to said notice; and

WHEREAS, in pursuant to the Notice of Trustee's Sale, said property was, by the Trustee, advertised for sale in conformity with the terms and provisions of the Installment Deed by which advertisement the sale was appointed to be held on March 6, 2014 at 12:00 Noon at at the front door of the Metro Courthouse located at 1 Public Square in Nashville, Tennessee 37201; and

WHEREAS, the Trustee did complete the provisions outlined in the Notice of the Trustee's Sale and on Thursday, March 6, 2014, at 12:00 Noon on the steps at the front door of the Metro Courthouse located at 1 Public Square in Nashville Davidson County,

Tennessee, said Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and in bar of the statutory right of redemption set forth in TCA '66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid Installment Deed and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $30,000.00 and said sum was applied and credited by the Co Executors and residual beneficiaries of the J. D. Stevens aka James D. Stevens Estate as directed by said Installment Deed.

NOW, THEREFORE, this deed further witnesseth:

THAT for an in consideration of the said Grantee having credited to the secured indebtedness said sum of $30,000.00, as hereby acknowledged, the Trustee has this day bargained and sold and does hereby sell, transfer, and convey unto the said Grantee, their heirs, successors and assigns, forever, the following described tract or parcel of land in Davidson County, Tennessee, being described as follows:

Land in Davidson County Tennessee, being Lot No. 353 on the Plan of Joywood Heights, Section 2-A, of record in Plat Book 1424, page 20, Register's Office for Davidson County Tennessee, described as follows: Beginning on the easterly margin of Flamingo Drive at the corner of Lots 352 and 353; thence with said Drive northerly 45.6 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northeastwardly 32.8 feet to the southern margin of a 50 foot unnamed street; thence with said Street eastwardly 247.8 feet to the westerly line of the Frank Alley property; thence with said line, southwardly 132.8 feet to an iron pin; thence southwestwardly 75.3 feet to the corner of lots 352 and 353; thence with the line between said two lots, northwesterdly 231 feet to the beginning.

Being the same property conveyed to Billy Joe Gooch aka Billy Gooch, a single person, by Installment Deed dated February 19, 2002 from J.D. Stevens, of record in Instrument No. 20020221-0022390, Register's Office for Davidson County Tennessee.

This conveyance is made subject to all real property taxes that might be outstanding. The 2014 real property taxes have been assumed by the Grantee. Further subject to Tenant's right in Possession

This is unimproved property known as 2521 Flamingo Drive Nashville, Davidson County Tennessee 37207.

This legal description is identical with that in the Installment Deed recorded in Instrument No. 20020221-0022390 in the Register's Office for Davidson County, Tennessee.

The last Deed of record is the above mentioned Installment Deed of record in Instrument No. 20020221-0022390 register's Office of Davidson County, Tennessee which is the document by which the Grantor received title to the above described property.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, their heirs, successors and assigns, in fee simple,

forever, and in bar of all rights of redemption.

AND said Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid Installment Deed and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of the said Installment Deed.

WITNESS the signature of the Trustee on this the 10th day of March, 2014.

ANDREW B. GIBSON, JR., TRUSTEE
P.O. Box 210121
Nashville, TN 37221

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Shelby

Personally appeared before me, a notary public in and for the aforesaid state and county, the within named Andrew B. Gibson, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained. Witness my hand and affixed seal this 10TH day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 2/22/2015

SHERRY A. TERRELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Shelby

The actual consideration or value, whichever is greater for this transfer of $30,000.00.

Affiant

Subscribed and sworn to before me, this the 10TH day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 2/22/2015

SHERRY A. TERRELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY