BILL GARRETT, Davidson County
Trans:T20140051079 DEEDTRS
Recvd: 07/16/14 13:46 3 pgs
Fees:18.00 Taxes:2035.00
20140716-0062929

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me on this 14th day of July, 2014.

Notary Public

my comm expires 11-05-14

LANE OWENS WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY [SEAL]

This Instrument Was Prepared By:
DeSha Watson, PLLC
1106 18th Avenue South
Nashville, Tennessee 37212

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel
Jack Link 4437 Jackson Rd. Whites Creek, TN 37189	SAME	059 00 0 193.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Kenneth Howard Morgan and Helena Jill Morgan, by Deed of Trust (the "Deed of Trust") dated May 10, 2010, of record as Instrument No. 20100528-0041398 in the Register's Office for Davidson County, Tennessee, conveyed to Curtis M. Lincoln, as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was originally payable to Jack Link; and

WHEREAS, the undersigned was appointed Successor Trustee by the present owner and holder of the Note, by Instrument No. 20140507-0039096 of record in the Register's Office for Davidson County, Tennessee;

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the *Nashville Scene* on June 12, June 19, and June 26, 2014;

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door

of the Davidson County Courthouse in Nashville, Tennessee at 11:00 a.m. on Tuesday, July 8, 2014, and that JACK LINK (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of $550,000.00.

NOW, THEREFORE, Roy C. DeSha, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the West margin of Whites Creek Pike and in the North margin of Lane Drive; thence South 45 deg. 59 min. West 10 feet to a concrete monument in the North margin of Lane Drive; thence with a curve to the right with a central angle of 91 deg. 20 min., a tangent of 25.59 feet, a radius of 25.00 feet and a length of 39.85 feet to a concrete monument in the North margin of Lane Drive; thence with a curve to the right with a central angle of 9 deg. 36 min., a tangent of 46.11 feet, a radius of 549.1 feet and a length of 92.06 feet to a concrete monument in the North margin of Lane Drive and the Southeast corner of Lot 565, Haynes Manor Subdivision, Section 4 of record in Book 4175, Page 90, RODC, TN; thence with the East property line of Lot 565, North 33 deg. 18 min. West 91.83 feet to a point; thence with the North property line of Lots 565 and 566, Haynes Manor, Section 4 of record in Book 4175, Page 90, RODC, TN, North 80 deg. 18 min. West 162.91 feet to a concrete monument in the Northern property line of Lot 566, platted aforesaid; thence South 54 deg. 7 min. West 82.43 feet to a point in the Northeast corner of Lot 568, platted aforesaid; thence North 47 deg. 7 min. West 184 feet with the East property line of Lot 581, platted aforesaid; thence North 89 deg. 22 min. 41 sec. West 42.68 feet to the centerline of Rowan Drive (now closed) in the South line of Hahn Commercial Subdivision, as of record in Plat Book 5190, Page 685, RODC, TN; thence along said South line North 45 deg. 58 min. 00 sec. East 321.23 feet to the West margin of Whites Creek Pike; thence with said Pike South 44 deg. 55 min. East 431.99 feet to the point of beginning, containing 2.22 acres, more or less.

BEING property conveyed to KENNETH HOWARD MORGAN and wife, HELENA JILL MORGAN by instruments of record in Book 10051, Page 515 and Book 10876, Page 794, Register's Office for Davidson County, TN.

The said Kenneth Howard Morgan and Kenneth Howard Morgan, Jr. are one in the same person.

PROPERTY ADDRESS: 2810 Whites Creek Pike
Nashville, Tennessee 37207

This conveyance is made subject to the following:

1. Any and all liens against the property for unpaid property taxes and assessments.
2. Any and all other prior liens, claims, encumbrances, easements, restrictions, restrictive covenants, setback lines and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. This conveyance is without covenant of seizin and without warranty of any kind, express or implied, and no further or otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of July, 2014.

Roy C. DeSha, Jr., 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 Roy C. DeSha, Jr., Successor Trustee, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of July, 2014.

Notary Public

DARLENE OWENS WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-05-14