THIS INSTRUMENT PREPARED BY:
Peter Weiss, Attorney
Weiss & Weiss, Attorney at Law
Suite 301
1900 Church Street
Nashville, Tennessee 37203

Davidson County DEEDTRS
Recvd: 06/19/15 13:48 3 pgs
Fees:18.00 Taxes:259.00
20150619-0058986

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Installment Deed, dated February 28, 2008, and recorded in Instrument No. 20080228-0019683 (hereinafter referred to as the "Installment Deed"), in the Register's Office of Davidson County, Tennessee, James M. Ballentine, conveyed to Lucien Dale, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

Whereas, by instrument of record in Instrument No.20150505-0041024, in said Register's Office, Oliver H. Dale, the lawful owner and holder of said indebtedness, appointed Peter Weiss, Successor Trustee, to succeed to all the rights, title and powers conferred on the Trustee originally named; and,

WHEREAS, default was made in the terms and conditions of said Installment Deed, and the said Oliver H. Dale, as the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Installment Deed; and,

WHEREAS, in pursuance of said request by said Oliver H. Dale, as the lawful owner and holder of the said indebtedness, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Installment Deed, by advertisement which appeared in The Tennessean newspaper, on May 29th.; June 5th.; and, June 12th., 2015, the sale was appointed to be held on the 19th. Day of June, 2015, at 1:00 P.M. Central Daylight Time, at the main door of the Metropolitan Davidson County Courthouse; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Oliver H. Dale, at and for the sum of Seventy Thousand and 00/100 ($ 70,000.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Oliver H. Dale, of the sum of money bid, said sum being credited to the indebtedness secured by the Installment Deed, receipt of which is hereby acknowledged, the undersigned, Peter Weiss, Successor Trustee, does hereby bargain, sell and convey to the said Oliver H. Dale, his heirs, successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

Being the northeasterly part of Lot Number C-4 on the Map of the W.L. Hailey Subdivision of the Tamble Property, as of record in Book 974, page 31, Register's Office for Davidson County, Tennessee, described according to survey made Z.J. Wilkinson, March 24, 1943, as follows:

Beginning on the center of Homestead Road, the common corner of Lots C-3 and C-4; thence with the center of said Road, south 79 degrees west 137.5 feet; thence south 2 degrees west 196.5 feet to a fence corner; thence with a fence, south 87 degrees east 128 feet to the westerly line of Lot Number C-3; thence with the line between said two lots and a fence, north 4 degrees was 230 feet to the beginning, containing 0.659 of an acre, more or less.

Being the same property conveyed to James M. Ballentine, by Installment Deed from Oliver H. Dale, of record in Instrument No. 20080228-0019683, and further conveyed to Jeremiah Michael, by Quitclaim Deed from James M. Ballentine, of record in Instrument No. 20150109-0002396, Register's Office for Davidson County, Tennessee.

Being improved property located at 318 Homestead Road, Madison, Davidson County, Tennessee 37207.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; to any and all other liens, interests and encumbrances, which take priority over the Installment Deed upon which the foreclosure sale was had; and, any and all restrictive covenants, easements and/or set-back lines affecting the property.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Oliver H. Dale, his heirs, successors and assigns, in fee simple forever, to whom the said Peter Weiss, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Peter Weiss, Successor Trustee, has hereunto set his hand this 19th.Day of June, 2015.

VICKI M. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Peter Weiss, 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 Peter Weiss, 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 19th Day of June, 2015.

Notary Public

My Commission Expires: ~~7/2/2018~~ 1/9/2018

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

VICKI M. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 19th Day of June, 2015.

Notary Public

My Commission Expires: ~~7/2/2018~~ 1/9/2018

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: "NEW OWNER" Map & Parcel Nos.

Oliver H. Dale
1690 Manhasset Place
Atlanta, Georgia 30338

Map 060-04-0-
Parcel 010.00

I, Peter Weiss, do make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original.

Peter Weiss

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~9/9/2014~~ 1/9/2018

Notary Public