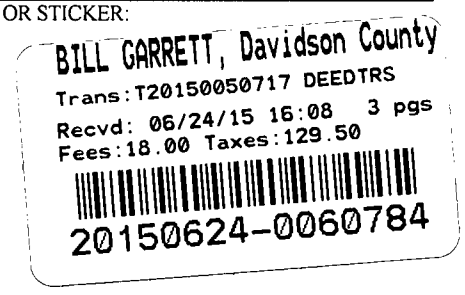
This instrument prepared by:
L. Gino Marchetti, Jr.
TAYLOR, PIGUE, MARCHETTI & BLAIR, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

TRUSTEE'S STAMP OR STICKER:



SUCCESSOR TRUSTEE'S DEED

L. Gino Marchetti, Jr., Successor Trustee	)	
NEW OWNER and SEND TAX BILLS TO:	)	Map & Parcel: 053 16 0 027.00
Eric Sox and George Brandt 7051 Highway 70 South - 315 Nashville, TN 37221-2207	)	

WHEREAS, Charlene Kelley Capley Morgan, an unmarried person, as her sole and separate property (hereinafter "Buyer") executed a Deed of Trust dated the 28th day of August, 2009, of record as Instrument No. 20090903-0083242 in the Register's Office for Davidson County, Tennessee, conveying to Bonnette A. Dawson, Trustee, the property hereinafter described to secure an indebtedness evidenced by a Promissory Note payable to the order of Old Hickory Credit Union, and hereinafter referred to as the "Deed of Trust;" and,

WHEREAS, L. Gino Marchetti, Jr. was appointed Successor Trustee by Bonnette A. Dawson, conveying all rights, powers and privileges of the original trustee as named in the Deed of Trust, said appointment of record by instrument number 20150421-0035643, Register's Office of Davidson County, Tennessee; and,

WHEREAS, default having occurred in the performance of the terms of said Promissory Note and said Deed of Trust securing the same, Old Hickory Credit Union, in accordance with the provisions therein, declared the entire indebtedness due and payable and requested the Successor Trustee, the Grantor herein, advertise and sell the property; and,

WHEREAS, pursuant to TENN. CODE ANN. § 35-5-177, a Notice of Right of Foreclosure was mailed to the last known mailing address of Buyer on May 20, 2015; and,

WHEREAS, acting pursuant to the demand made by Old Hickory Credit Union, owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Successor Trustee, L. Gino Marchetti, Jr., Successor

Trustee, duly advertised and sold the property herein described at the main entrance to the Davidson County Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, 37201 on June 24, 2015 at 10:30 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to Eric Sox and George Brandt at and for the sum of Thirty-Five Thousand Dollars ($35,000), the receipt of which is hereby acknowledged.

NOW, THEREFORE, L. Gino Marchetti, Jr., Successor Trustee, has this day bargained and sold and by these presents does hereby transfer and convey unto Eric Sox and George Brandt, their successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, TN, and being Lot No. 13 on the unrecorded map of Hayes Subdivision of Tract 2 in Old Hickory, TN, described according to a copy of a survey thereof, made May 4, 1948, by Harvey Gee, Surveyor as follows:

BEGINNING at a point in the Westerly margin of Hadley Bend Road at the corner of Lots Nos. 12 and 13; thence with the line between said lots South 79 deg. 30 min. West 350 feet to a point; thence South 10 deg. 30 min. East 60 feet to the corner of Lots Nos. 13 and 14; thence with the line between said lots North 79 deg. 30 min. East 350 feet to the Westerly margin of Hadley Bend Road; thence with the margin of the same North 10 deg. 30 min. West 60 feet to the beginning.

BEING the same property conveyed to CHARLENE KELLY CAPLEY MORGAN by Quitclaim Deed dated May 14, 2003, and executed by RANDY LYNN MORGAN and recorded as Instrument No. 20030820-0120591, said Register's Office.

Upon information and belief, the address of this property is 224 Pitts Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belongs, unto the said Eric Sox and George Brandt, their successors and assigns, in fee simple, forever.

I further transfer, assign, and convey unto Eric Sox and George Brandt, their successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Successor Trustee only, and not otherwise. It is the intention of the Successor Trustee to convey no greater title to the subject real property than received as Successor Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan; any real property taxes which exist as a lien against said property, including without limitation city and county property taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior mortgages, liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession.

WITNESS MY SIGNATURE hereto this 24th day of June, 2015.

L. Gino Marchetti, 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 bargainor, L. Gino Marchetti, Jr., Successor Trustee, 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 24th day of June, 2015.

Lorinda Kaye Halstead
NOTARY PUBLIC

My Commission Expires: January 9, 2018

LORINDA KAYE HALSTEAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

AFFIANT STATEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

L. Gino Marchetti, Jr., Affiant

SWORN AND SUBSCRIBED to before me this 24th day of June, 2015.

Lorinda Kaye Halstead
NOTARY PUBLIC

My Commission Expires: January 9, 2018

LORINDA KAYE HALSTEAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.