Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Dwight P. Wiles, Trustee 900 Division Street Nashville, Tennessee 37203	Same	053-036
This instrument prepared by: Bradley Arant Boult Cummings, LLP (RCR) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Sallie Elizabeth Burns, by Deed of Trust dated February 15, 2006, of record in Record Book 187, page 896 (the "Deed of Trust"), transferred and conveyed to Linda Hood, Trustee, the property described in Exhibit "A" hereto (the "Property"), Register's Office for Cheatham County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record in Record Book 332, page 461 said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock ante meridian (11:00 a.m.), December 10, 2009, at the main door of the Cheatham County Courthouse located at 100 Public Square in Ashland City, Tennessee, when and where Dwight P. Wiles, Trustee ("Grantee"), became the last and highest bidder for cash at the price of Fifty-Two Thousand and No/100 Dollars ($52,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $52,000.00.

Dwight P. Wiles
Affiant

CASSANDRA LEIGH GOSLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 10th day of December, 2009.

Cassandra Leigh Goslin
NOTARY PUBLIC
My Commission Expires: 11/7/2010

My Commission Expires NOV. 7, 2012

BILL GARRETT, Davidson County
Trans:T20150109406 DEEDTRS
Recvd: 12/29/15 09:51 3 pgs
Fees:17.00 Taxes:0.00
2262888 v1
004510-333

20151229-0130368

Dolores Moulton, Register
Cheatham County Tennessee
Instrument #: 122277
Rec #: 162203
Rec'd: 15.00 Recorded
State: 192.40 1/13/2010 at 2:03 PM
Clerk: 1.00 in Record Book
EDP: 2.00 342 Pgs 159-161
Total: 210.40

which are acknowledged, R. Calloway Renegar, Successor Trustee hereby conveys the Property to Grantee and Grantee's successors and/or assigns.

TO HAVE AND TO HOLD the Property 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.

R. Calloway Renegar, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

This is improved property known as 5621 Higdon Road, Joelton, Tennessee, 37218.

Words used herein indicating number or gender shall be read as context may require.

Dated this 10th day of December, 2009.

R. Calloway Renegar, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named R. Calloway Renegar, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of December, 2009.

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 8/23/2011

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004510-333

EXHIBIT "A"

Land in Cheatham and Davidson Counties, Tennessee, being further described as follows:

Beginning at an iron pin on the West margin of Higdon Road, Robert A. Beatty's northeast corner, Book 193, page 486, in Cheatham County; thence running with said North line, North 64 deg. 30' 0" West, 868 feet to an iron pin, this survey; thence North 18 deg. 43' 42" East, 646.23 feet to an existing iron pin on the South side of a branch; thence up said branch, South 83 deg. 41' 52" East, 135.69 feet to an existing iron pin in the forks of a hollow; thence South 31 deg. 40' 52" East, 168.00 feet to an iron pin; thence South 33 deg. 40' 52" East, 264.00 feet to an iron pin; thence South 49 deg. 40' 52" East, 80.00 feet to an iron pin; thence with two lines claimed by Mabel Kittel and agreed by Joseph E. Clark, North 40 deg. 26' 15" East, 210.19 feet, to an iron pin; thence South 49 deg. 42' 38" East; thence passing an iron pin at 373.15 feet, in all, 385.04 feet, to a point in the center of Higdon Road; thence with the center of said Road, South 15 deg. 22' 59" West, 50.93 feet to a point; thence with a curve to the left, having the following characteristics, Delta 5 deg. 56' 59", Radius of 1,211.40, Length of 125.79 feet, Chord of South 12 deg. 24' 30" West, 125.74 feet to a point; thence South 09 deg. 26' 01" West, 43.71 feet to a point; thence with a curve to the right, having the following characteristics: Delta 39 deg. 49' 53", Radius of 207.01, Length of 143.91 feet, Chord of South 29 deg. 20' 57" West, 141.03 feet, to a point; thence South 49 deg. 15' 54" West, 169.38 feet to a point; thence thence with a curve to the left having the following characteristics: Delta 07 deg. 40' 27" Radius of 270.35 feet, Length of 36.21 feet, Chord of South 45 deg. 25' 40" West, 36.18 feet to a point; thence leaving said road, North 64 deg. 30' 00" West, 15.13 feet, to the beginning, containing 13.03 acres, more or less.

INCLUDED IN THE ABOVE BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Land lying in Cheatham and Davidson Counties, Tennessee, and being described according to a survey by Tommy E. Walker, Registered Land Surveyor, Tennessee No. 1465, according to a Survey dated April 29, 1992, as follows, to-wit:

Beginning at a point in the centerline of Higdon Road, Joelton, Tennessee, being the northeasterly corner of the same property conveyed to Jimmy E. Allen and wife, Brenda G. Allen, now Brenda G. Lovell, by deed from Jerry Shively, Administrator of the Estate of Mabel Elizabeth Kittrell, as shown of record in Book 6291, page 89, Register's Office for Davidson County, Tennessee, and Book 227, page 769, Register's Office for Cheatham County, Tennessee;

Thence along the centerline of Higdon Road, South 15 deg. 22" 59' West, 50.93 feet to a point; thence continuing along the centerline of Higdon Road, and with a curve to the left, having a radius of 1,211.40 feet, 125.80 feet to a point; thence leaving the centerline of Higdon Road, North 66 deg. 2" 55' West, 1,003.40 feet to a point; thence North 18 deg. 43" 42' East, 298.13 feet to a point; thence South 83 deg. 41" 35' East, 135.71 feet to a point; thence South 31 deg. 40" 52' East, 168.00 feet to a point; thence South 33 deg. 40" 52' East, 264 feet to a point; thence South 49 deg. 40" 52' East, 80 feet to a point; thence North 40 deg. 30" 12' East, 210.60 feet to a point; thence South 49 deg. 49" 00' East, 385.04 feet to a point in the beginning, and containing 5.05 acres, more or less.

Being the same property conveyed to Sallie Elizabeth Burns by deed from Keith Edward Harris and wife, Jodi L. Harris on February 15, 2006 of record in Record Book 187, page 894, said Register's Office for Cheatham County, Tennessee.