Davidson County DEEDTRS
Recvd: 07/07/04 09:08 4pgs
Fees:23.00 Taxes:296.00
20040707-0080339

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, TN 37122-3008

ADDRESS NEW OWNER:
The Don Bass Family Partnership, LP
P. O. Box 8026
Hermitage, Tennessee 37076

SEND TAX BILLS:
To New Owner

MORTGAGEE:
None

MAP AND PARCEL:
Map 75-8-0-A
Group
Parcel 087.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 30th day of March, 2001, Bryan K. Holladay executed a Deed of Trust to secure payment of a certain promissory note of even date therewith; and said Deed of Trust was duly recorded in Instrument Number 20010405-0033317, Register's Office for Davidson County, Tennessee; and

WHEREAS, by "Appointment of Substitute Trustee" dated January 6, 2004, and recorded in Instrument Number 20040114-0005560, said Register's Office, the owner and holder of the Note secured by the aforesaid Deed of Trust did appoint the undersigned to serve as Substitute Trustee; and

WHEREAS, default has been made in the payment of the indebtedness and interest as the same became due and payable on the Note secured by the aforesaid Deed of Trust, and the owner and holder of the Note have instructed the undersigned as Substitute Trustee to foreclose said deed of trust and to advertise and sell the property conveyed therein; and

WHEREAS, the undersigned caused the notice of sale to be duly and properly advertised in *The Nashville Record*, a newspaper of general circulation in Davidson County, Tennessee, on May 27, June 3, June 10, and June 17, 2004; and

WHEREAS, at 12:00 o'clock noon on Monday, June 28, 2004, at the front door of the Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, the undersigned offered the property for sale at public auction for cash to the highest bidder, under all of the terms and conditions set out in the Notice of Foreclosure Sale; and

WHEREAS, the highest and best bidder was The Don Bass Family Partnership, LP, who bid the sum of $80,000.00; and said bid having been duly accepted by the undersigned;

WHEREFORE, for and in consideration of the sum of $80,000.00, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***JOHN T. GWIN, SUBSTITUTE TRUSTEE***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ***THE DON BASS FAMILY PARTNERSHIP, LP***, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Unit No. 188, in a Horizontal Property Regime of Brooke Castle Condominiums of record in Plat Book 6250, page 627, and as amended by instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.
>
> Being the same property conveyed to Bryan K. Holladay, unmarried, by deed from E. W. Wilkerson and Harry D. Bass, of record as Instrument Number 20010405-0033316, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 188 Brooke Castle Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal; and is made subject to all of those facts, conditions and limitations shown upon the recorded Plat(s) of record in the Register's Office for Davidson County, Tennessee; and is made subject to any and all unpaid taxes, restrictions and easements of record, and prior liens and mortgages, if any, including but not limited to real property taxes for 2002, 2003, and 2004.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Don Bass Family Partnership, LP forever; and I, John T. Gwin, Substitute Trustee, hereby convey, warrant and forever defend title to the said land to the said Grantee, its successors and assigns, to the same degree and extent as that title received by me, in bar of the right and equity of redemption, homestead, dower, statutory right of redemption, and all other rights and exemptions of every kind, but not further or otherwise.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of June, 2004.

John T. Gwin, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***John T. Gwin, Substitute Trustee***, the bargainors, 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 Mt. Juliet, Tennessee, this the 28 day of June, 2004.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12-15-2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me
this 28 day of June, 2004.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12-15-2004

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENNESSEE