Davidson County DEEDTRS
Recvd: 07/16/04 13:01 3pgs
Fees:18.00 Taxes:185.00
20040716-0085250

This Instrument Prepared By:
Greenebaum Doll & McDonald, PLLC
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Bulldog Grassmere, LLC 212 Kensington Park Dr. Nashville, TN 37215	SAME	Map 133 Parcel No. 104

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 16th day of July, 2004, by Darlene T. Marsh, Successor Trustee ("Successor Trustee").

WHEREAS, by Deed of Trust dated August 30, 1988, of record in Book 7641, page 381, Register's Office for Davidson County, Tennessee, Ellis Saad and wife, Kathy Saad, conveyed to H. Wayne Grant, Trustee, the Property (as hereinafter defined), to secure payment to Thomas Michael Gulas of a certain indebtedness described in the Deed of Trust and as evidenced by that certain Promissory Note (the "Note") in the original sum of Fifty Thousand and no/100 Dollars ($50,000.00) (the "Indebtedness"); and

WHEREAS, by Assignment of Note date March 4, 1999, and Assignment of Deed of Trust dated March 4, 1999, of record in Book 11376, page 41, said Register's Office, Thomas Michael Gulas, assigned the Deed of Trust and the Indebtedness secured thereby to Franklin Industries, Inc.; and

WHEREAS, by Assignment of Note dated October 23, 2000, and Assignment of Deed of Trust dated October 23, 2000, not of record, Franklin Industries, Inc. assigned the Deed of Trust and the Indebtedness secured thereby to BDT Ventures, LLC; and

WHEREAS, by instrument dated December 10, 2003, of record as Instrument Number 20040107-000284, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust appointed Darlene T. Marsh as Successor Trustee, in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, by Assignment of Note and Assignment of Deed of Trust dated July 13, 2004, BDT Ventures, LLC assigned the Deed of Trust and the Indebtedness secured thereby to Bulldog Grassmere, LLC; and

WHEREAS, the entire indebtedness secured by the above referenced Deed of Trust has matured and is past due and unpaid; and

WHEREAS, as of 8:00 a.m. on Friday, June 18, 2004, there were no unreleased liens filed by the United States or the State of Tennessee against the maker of the indebtedness secured by the Deed of Trust; and

WHEREAS, said Successor Trustee caused notice to be published in The Nashville Record, a newspaper published in Davidson County, Tennessee, that the Property would be sold at 12:00 p.m. on Friday, July 16, 2004 at the James Robertson Parkway entrance of the Metropolitan Davidson County Courthouse in Nashville, Tennessee (the "Foreclosure Notice"), such Foreclosure Notice appearing in said paper on Thursday, June 24, 2004, Thursday, July 1, 2004, Thursday, July 8, 2004, and Thursday, July 15, 2004; and

WHEREAS, Darlene T. Marsh, Successor Trustee, at the time, place and date specified in the Foreclosure Notice, offered the Property for sale, and after opening the floor for competitive bids,

sold the Property to Bulldog Grassmere, LLC, at the price of Fifty Thousand Dollars ($50,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Darlene T. Marsh, Successor Trustee as aforesaid, in consideration of the foregoing, and other consideration, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Bulldog Grassmere, LLC*, its successors and assigns (the "Grantee") all of my right, title and interest in and to the following described real estate which has been advertised and sold as hereinabove recited, together with all hereditaments and appurtenances thereunto belonging or in any wise appertaining, located in Nashville, Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

*Bulldog Grassmere, LLC

Beginning at a point fifty and eighty-five hundredths (50.85) feet measured North 89 deg. 34' East along a line from a point in the center line of tract no. 167-B of the Nashville, Division, formerly the Lewisburg Division of the railroad of the party of the first part at Valuation Station 509-48.91 which point is thirty one hundred eighty eight and ninety one hundredths (3188.91) feet measured southwardly along the center line of said tract No. 167-B from Mile Pole 190 from Louisville, Kentucky; thence North 90 deg. 34' East a distance of one hundred forty (140) feet to a point in the West line of Trousdale Road; thence South 0 deg. 36' East along the West line of said road a distance of twenty three (23) feet to a point; thence South 0 deg. 46' East continuing along the West line of said road a distance of one hundred seven (107) feet to a point; thence South 89 deg. 14' West a distance of one hundred fifty (150) feet to a point fifty six (56) feet, more or less measured eastwardly along a radial line from a point in the center line of said tract No. 167-B; thence North 3 deg. 37' East a distance of one hundred thirty one and twenty two hundredths (131.22) feet to the point of beginning, containing forty three hundredths (0.43) acres, more or less.

Being the same property conveyed to Ellis Saad and Kathy Saad by deed from Thomas Michael Gulas of record in Book 7641, Page 378, Register's Office for Davidson County, Tennessee. Kathleen Saad quitclaimed her interest in the property to Ellis Joseph Saad, Sr. by deed of record in Book 10317, Page 75, said Register's Office.

This improved property also known as 3655 or 3657 Trousdale Drive, Nashville, Tennessee 37204

The Property is conveyed free from all legal, statutory and equitable rights of redemption, and all other rights or exemptions of every kind, all of which are expressly waived in the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee as to any matter whatsoever.

Said Property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust.

WITNESS the signature of the Sucessor Trustee on this the day and date first above written.

Successor Truste

Darlene T. Marsh
Sucessor Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, Sharon K. Johnson, a Notary Public of the State and County aforesaid, personally appeared Darlene T. Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of July, 2004.

SHARON K. JOHNSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires:
9-11-2006

Sharon K. Johnson
Notary Public

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is Fifty Thousand Dollars ($50,000.00).

Affiant

Sworn to and subscribed before me
this 16th day of July, 2004.

SHARON K. JOHNSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires:
9-11-2006

Sharon K. Johnson
Notary Public

NAS:545705.1