Address of New Owner:
C & B Properties
4805 Michigan Avenue
Nashville, Tennessee 37209

This instrument prepared by
J. Timothy Street
Attorney at Law
Suite 103, 236 Public Square
Franklin, Tennessee 37064

Send Tax Bills to:
C & B Properties
4805 Michigan Avenue
Nashville, Tennessee 37209

Davidson County DEEDTRS
Recvd: 03/02/06 11:34 4 pgs
Fees:23.00 Taxes:507.27
20060302-0024250

Map 102, Parcel 07-0-016.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 30, 2002 and recorded at Instrument No. 20021007-0122110, Register's Office for Davidson County, Tennessee, conveyed to Andrew Hawkins, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the Debt secured appointed J. Timothy Street as Successor Trustee by instrument recorded at Instrument No. 20051107-0134600, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 3rd day of February, 2006 at 10:00 a.m. at the Gaylord Entertainment Center exterior

entrance to the Office of the Davidson County Register of Deeds, said entrance being located at 501 Broadway, Nashville, Davidson County, Tennessee; 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 sale B & C Properties was the highest and best bidder and became the purchaser of said property for the sum of One Hundred Thirty-Seven Thousand One Hundred and 00/100 ($137,100.00) Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, J. Timothy Street, as Successor Trustee, does hereby grant, bargain, sale and convey to the said B & C Properties ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 126 fronts 75.83 feet on the southeasterly side of Cabot Drive and extends back between parallel lines 148.89 feet to a line in the rear on which it measures 75.83 feet.
>
> Being the same property conveyed to Vonda H. Mongeon be deed from Phyllis J. Sweat of record in Instrument No. 20021007-0122109. Register's Office for Davidson County, Tennessee and being the same property conveyed to Tennessee Commerce Bank by Deed of Trust of record at Instrument No. 20021007-0122110, R.O.D.C..
>
> Property Address:
> 6645 Cabot Drive
> Nashville, Tennessee 37209

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record, including but not limited to:

1. Metropolitan Nashville Davidson County taxes for the year 2004 in the amount of $1,580.10 through December 31, 2005.
2. Metropolitan Nashville Davidson County taxes for the year 2005, in the amount of $1,843.17, an amount due and payable.
3. Metropolitan Nashville Davidson County taxes for the year 2006, an amount not yet due and payable.
4. Subject to any and all building and zoning regulations of City, County, and State.
5. Subject to all matters of public record.

TO HAVE AND TO HOLD, the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said J. Timothy Street, Successor Trustee, warrants the title to the aforesaid property against the lawful claims of all persons claiming to by, through or under him as Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, J. Timothy Street, as Successor Trustee, has caused this instrument to be executed this 7th day of February, 2006.

J. Timothy Street, Successor Trustee

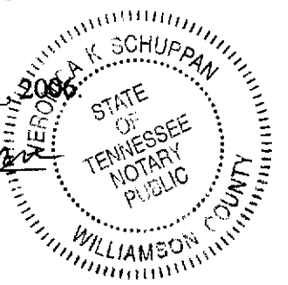
SUCCESSOR TRUSTEE

State of Tennessee)
County of Williamson)

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared J. Timothy Street, the within named 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of February ____, 2006.

Veronica K Schuppan
Notary Public



My Commission Expires: 02/25/2009

I hereby swear or affirm that the actual consideration paid for this property is One Hundred Thirty-Seven Thousand One Hundred and 00/100 ($137,100.00) 00/100 Dollars.

J. Timothy Street, Successor Trustee

Witness my hand and seal this 7th day of February ____, 2006.

Veronica K Schuppan
Notary Public

My Commission Expires: 02/25/2009

