Davidson County DEEDTRS
Recvd: 03/03/06 11:42 3 pgs
Fees:18.00 Taxes:166.50
20060303-0024886

THIS INSTRUMENT WAS PREPARED BY:

Stephen C. Small, Attorney
4525 Harding Road
Suite 311
Nashville, TN 37205-2119

Map- 71-15-0
Parcel- 438

SEND TAX BILLS TO:

CB Investments, LLC
Suite 257
4525 Harding Road
Nashville, TN 37205

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 25, 2004, Joseph Michael Hayes executed a Deed of Trust to Jack Case Wilson, Trustee, to secure a promissory note in the amount of $ 60,000.00, payable to Blue Sky International Investments, LLC, as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, as Instrument Number 20040713-0082964;

WHEREAS, said Deed of Trust was assigned to CB Investments, LLC pursuant to that certain Assignment of Mortgage dated June 25, 2005, of record as instrument number 20040713-0082965 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Stephen C. Small was named Substitute Trustee by written instrument of record as Instrument Number 20060105-0001632, Register's Office for Davidson County, Tennessee; and

WHEREAS, Stephen C. Small, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power invested in him as such Substitute Trustee, in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving more than twenty (20) days notice by three (3) successive publications, namely January 12, 19 and 26 , 2006, in *The Nashville Record*, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and

PURSUANT to said advertisement, on March 3, 2006, at 11:30 A.M. at the main door of the "Mayor's Office" ground floor (front door), 225 Polk Avenue, Nashville, Davidson County, Tennessee, he, as such Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of thehereinabove mentioned equity of redemption as provided in said Deed of Trustany and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens, or encumbrances against said real property, at which time CB Investments, LLC submitted the highest and best bid in the amount of $ 45,000.00.

NOW, THEREFORE, in consideration of the premises, Stephen C. Small, Substitute Trustee, does hereby sell, transfer, and convey to CB Investments, LLC, its successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

> Land in Davidson County, Tennessee, being the northerly 32 feet 10 inches of Lot No. 109 on the Plan of Sharpe and Horns First Addition to East Nashville, as of record in Book 57, page 152, R.O.D.C. Being the same property conveyed to Joseph Michael Hayes unmarried, by deed, from Blue Sky International Investment, LLC, of record as instrument number 20040713-0082963 R.O.D.C.

This is improved property located at 1212 Stainback Avenue, Nashville, TN 37207.

Stephen C. Small, Substitue Trustee, conveys to CB Investments, LLC , its successors and assigns, all the rights conveyed to him as Substitue Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Substitute Trustee, may lawfully make, all his actions in the premises being solely asTrustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS, my hand in Nashville, Tennessee, this 3 rd day of March, 2006.

Stephen C. Small
Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen C. Small, Substitute Trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 3 rd day of March, 2006.

HEATHER B. CALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires JAN. 27, 2007

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

AFFIANT

Sworn to and subscribed before me, this 3 rd day of March, 2006.

NOTARY PUBLIC

STEPHEN C. SMALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/20/2008