SUBSTITUTE TRUSTEE'S DEED	THIS INSTRUMENT PREPARED BY:
Davidson County DEEDTRS Recvd: 03/16/06 14:57 3 pgs Fees:18.00 Taxes:259.00 20060316-0030669	CHARLES E. WALKER ATTORNEY AT LAW 900 WEDGEWOOD AVENUE NASHVILLE, TENNESSEE 37203 PHONE: (615) 463-3760

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $70,000.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15TH DAY OF MARCH, 2006.

NOTARY PUBLIC

MY COMM. EXP. 9/19/09

DAVIDSON COUNTY JON PAUL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Visuvalingam Vilvarajah, M.D. Pristine Farm 2473 Baker Road Goodlettsville, Tennessee 37072	Visuvalingam Vilvarajah, M.D. Pristine Farm 2473 Baker Road Goodlettsville, Tennessee 37072	02900010000

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the third day of December, 2004, Alfredo Garcia, unmarried, made, executed and delivered to Thomas E. Stewart, Attorney at Law, as Trustee, a certain deed of trust ("Deed of Trust"), conveying to him, as Trustee, certain property hereinafter fully set forth and described, which Deed of Trust was recorded in the Register's Office of Davidson County, Tennessee under Instrument No. 20041207-0145537; and

WHEREAS, the undersigned, Charles E. Walker, Attorney at Law, having been appointed by the holder of said indebtedness and obligations as Substitute Trustee on said Deed of Trust, said appointment being recorded in said Register's Office under Instrument No. 20060213-0017246; and

WHEREAS, default having been made in the payment of the indebtedness and obligations secured to be paid by said Deed of Trust, the holder of said indebtedness and obligations requested the undersigned to advertise and sell the property conveyed thereby according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in The Nashville Record, a weekly newspaper published in Nashville, Tennessee, for twenty days (20) days, such advertisements appearing on February 23, March 2, and March 9, 2006, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the fifteenth day of March, 2006, at 3:00 p.m., and place, being, as mentioned in said advertisement, the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center of Davidson County, Nashville, Tennessee, the property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said property was struck off and sold to Visuvalingam Vilvarajah, M.D. (the "Grantee"), at and for the sum of seventy thousand Dollars ($70,000), that being the highest and best bid offered; and

WHEREAS, the bid price has been applied in accordance with the provisions of said Deed of Trust.

NOW THEREFORE, the undersigned, Charles E. Walker, Attorney at Law, as Substitute Trustee (hereinafter sometimes called "Grantor"), hereby bargains, sells, and conveys unto the Grantee the Property above mentioned and fully described in Exhibit

"A," attached hereto and made a part hereof as fully and particularly as if set out herein verbatim.

TO HAVE AND TO HOLD the said Property, together with the hereditaments and appurtenances of and to the same belonging or in any wise appertaining, unto the said Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Deed of Trust insofar as he can or ought as Trustee, but not further or otherwise.

Title to the Property described in Exhibit "A" is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust, including, without limitation, any unpaid ad valorem taxes or other taxes.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this the fifteenth day of March, 2006.

Substitute Trustee
Charles E. Walker

SS.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Charles E. Walker, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this fifteenth day of March, 2006.

NOTARY PUBLIC
MY COMM. EXP. 4/14/09



EXHIBIT "A"

PROPERTY ADDRESS: 5730 Clarksville Highway, Joelton, Tennessee.
SITUATED IN DAVIDSON COUNTY, TENNESSEE:

Land lying in the Fourteenth Civil District of Davidson County, Tennessee, by Bates Land Surveying, Jason A. Bates, Tennessee, RLS No. 2197, dated February 7, 2003, and further described to-wit:

Beginning on a large wooden fence post (old) in the northern margin of State Route #112, said post being the southwest corner of Reinitz (DB #4430, PG #911) and the southeast corner of herein described tract:

Thence with the margin of aforementioned road N 39 deg. 57'01" W 207.90' to a large wooden fence post (old), said post being the southeast corner of Anderson & Woodard (DB #20011101, PG #119431) and the southwest corner of herein described tract:

Thence with the line of Anderson & Woodard N 40 deg. 30'00" E 241.47' to a metal fence post (old), said post being the northern most corner of the herein described tract:

Thence with the line of Reinitz (DB #4430, PG #911) S 03 deg. 53'27" W 343.78' to the point of beginning.

Being the same property conveyed to Alfredo Garcia, Unmarried, by Warranty Deed dated December 3, 2004, from Henry L. Thrower and Lori A. Thrower, Husband and Wife, of record at Instrument Number DB-20041207-0145536, Register's Office for Davidson County, Tennessee.

The above-described property is improved property.