Davidson County DEEDTRS
Recvd: 05/25/06 11:20 4 pgs
Fees:23.00 Taxes:166.50
20060525-0061538

THIS INSTRUMENT WAS PREPARED BY:

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

Map 81-11-0
Parcel- 342

SEND TAX BILLS TO:

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 9 2004, Darlene Donaldson and Brenda Glass 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 20040621-0073302;

WHEREAS, said Deed of Trust was assigned to CB Investments, LLC pursuant to that certain Assignment of Mortgage dated June 9, 2004, of record as instrument number 20040621-0073303, 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 20060420-0045159, 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 April 27, May 4 and 11 , 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 May 25, 2006, at 11:00 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.

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:

> Being part of Lot Number 284 on the Plan of D.T. McGavock and Others Addition, called the Town of McGavock, of record in Book 21, page 41, said Register's Office.
> Said Lot Number 284 fronts 40 feet on the West side of 14 th Avenue North and runs back 170 feet to an alley.
>
> **Being** the same property conveyed to Darlene Donaldson, unmarried, and Brenda Glass, unmarried by Warranty Deed, from Blue Sky International Investment, LLC, of record as instrument number 20040621-0073301, R.O.D.C.

This is improved property located at 1721 14 th Avenue North, Nashville, TN 37208.

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 25 th day of May, 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 25 day of May, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/27/07

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 45,000

AFFIANT

Sworn to and subscribed before me, this 25th day of May 2006.

NOTARY PUBLIC

STEPHEN C. SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 20 Sept 2008