TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $149,000.00 _____, Affiant Barry L. Walker SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2007 _____ Notary Public MY COMMISSION EXPIRES: 11-22-2008 (AFFIX SEAL)

Davidson County DEEDTRS
Recvd: 02/23/07 08:44 4 pgs
Fees:23.00 Taxes:551.30
20070223-0022587

LYNNE STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C. (EBW)
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry L. Walker **1305 Clinton Street** **Nashville, TN 37203**	**Barry L. Walker**	**92-8-48.00**

This **Instrument** made and entered into on this 22nd day of February, 2007, by and between Ernest B. Williams IV, as Successor Trustee, a resident of Tennessee whose address is: 401 Church Street, Suite 2600 Nashville, Tennessee 37219 ("Trustee"), and Barry Walker ("Grantee");

WHEREAS, by deed of trust dated April 15, 1998 of record at Book 10898, Page 22, of

the Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Mosleh Alkaifee dba The Jo Johnston Market and wife Hiadyah Alkaifee conveyed to Carolyn Piphus, as trustee, the property (the "Property") described in this instrument, for the benefit of AT&T Small Business Lending Corporation as beneficiary;

WHEREAS, the obligations secured by the Deed of Trust were assigned to CIT Small Business Lending, the holder and successor beneficiary under the Deed of Trust (the "Lawful Holder");

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by instrument of record at 20061204-0149459, Register's Office for said County;

WHEREAS, a default has occurred with respect to the Deed of Trust and the Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, at the time, place and date specified in notices or advertisements published in accordance with the Deed of Trust and applicable law the Trustee caused the Property to be offered for sale at public outcry. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $149,000.00.

NOW, THEREFORE, I, Ernest B. Williams IV, pursuant to my powers as Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Barry Walker (Grantee), Grantee's heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon and affixed thereto, but only pursuant to my powers at trustee and not further or otherwise. The Property is further described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County,

Tennessee bounded on the East by 14th Avenue North, and on the South by Jo Johnston Street, more particularly described as follows:

Beginning at an iron pin at the Southwest intersection of 14th Avenue North and Jo Johnston Street; thence with Jo Johnston Street, S 54 deg. 29 min. 32 sec. W, 50.00 feet to an iron pin; thence, leaving said street and with the Louise H. Smith property, N 35 deg. 30 min. 28 sec. W, 177.00 feet to a point in the southerly margin of Milson Avenue; thence with said Avenue, N 54 deg. 29 min. 32 sec. E, 50.00 feet to a point in the westerly margin of 14th Avenue North; thence with said Avenue, S 35 deg. 30 min. 28 sec. E, 177.00 feet to the point of beginning. Containing 0.203 acres, more or less.

Together with and including all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the Trustor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other right thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder or remainders, and the rents, issues and profits of the above described property.

(the "Property")

Property address: 1400 Jo Johnston Avenue
Nashville, Tennessee 37203

To have and to hold unto the Grantee, the Property, together with all improvements thereon, in bar of all statutory right and equity of redemption, all right of homestead, dower and right of appraisement as provided in, but only to the extent provided in, the Deed of Trust.

Said sale is subject to all defects of title; easements; restrictions; liens; taxes; rights of parties in possession; and redemption rights existing by law, to the extent such matters were not extinguished by the sale under the Deed of Trust.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law.

Ernest B. Williams IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lynne Stephens a Notary Public of the State and County aforesaid, personally appeared Ernest B. Williams IV, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of February, 2007

Notary Public

My commission expires: 11-22-2008

(Affix visible seal)

LYNNE STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008