This instrument prepared by:
WILLIAMS & PROCHASKA, P.C.(ebw)
401 Church Street, Suite 2600
Nashville, Tennessee 37219-2208

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
RELIANT BANK 1736 Carothers Parkway, # 100 Brentwood, TN 37027	Reliant Bank Attention: Mark Ryman 1736 Carothers Parkway, #100 Brentwood, TN 37027	Map 71-16 Parcel 38

Davidson County DEEDTRS
Recvd: 05/25/07 15:30 4 pgs
Fees:23.00 Taxes:55.50

20070525-0062844

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this 18th day of May, 2007 by and between Ernest B. Williams, IV, Successor Trustee (hereinafter referred to as "Successor Trustee"), and RELIANT BANK, a Tennessee banking corporation; and

WHEREAS, by Deed of Trust dated August 10, 2006, of record in Instrument No. 20060817-0101324 Register's Office for Davidson County, Tennessee (the "Deed of Trust") conveyed to DeVan Ard, Jr., Trustee, the hereinafter described real estate, to secure payment to Reliant Bank of a Note dated August 10, 2006, in the original principal amount of FIFTY-SIX THOUSAND AND 00/100 DOLLARS ($56,000.00) (the "Note"); and

WHEREAS, the lawful holder of the Note, Reliant Bank, appointed Ernest B. Williams, IV, to serve as Successor Trustee in place of DeVan Ard, Jr., in accordance with the terms of said Deed of Trust by an instrument of record in Instrument No. 20070423-0047814, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and/or other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and the debt was accelerated in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in The Tennessean that the property would be sold at 12:00 p.m. on May 18, 2007, at the main door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on April 27, May 4 and May 11, 2007, and sent a copy of such notice to Mark D. Lepera and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to RELIANT BANK, at the price of $15,000.00, this being the highest, last and best bid.

NOW, THEREFORE, I, Ernest B. Williams, IV, Successor Trustee as aforesaid, in consideration of the premises and the sum of $15,000.00 to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto RELIANT BANK, a Tennessee banking corporation, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but not further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 100 feet of Lots No. 1 and 2 on the Map of the Subdivision of Lots Nos. 4 and 5 as shown on the map entitled A. F. Spain's Lischery Garden, of record in Book 332, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lots front 50 feet on the easterly side of Jones Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to MARK LEPERA by deed from DEUTSCHE BANK NATIONAL TRUST COMPANY of record as Instrument No. 20060523-0060285, dated May 2, 2006, said Register's Office.

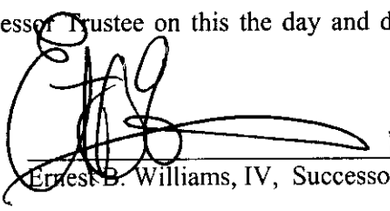
Property address: 1333 Jones Avenue, Nashville, TN 37207

To have and to hold the aforesaid real estate, together with all improvements thereon, but only to the extent provided in said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

1) Any and all unpaid taxes.
2) Any mechanics' and materialmen's liens, filed or unfiled.
3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.
4) Such easements and restrictions as may be applicable.
5) Rights or claims of parties in possession.
6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.
7) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.



Ernest B. Williams, IV, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Catherine M. Wood, a Notary Public of the State and County aforesaid, personally appeared Ernest B. Williams, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evident), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of May, 2007.

CATHERINE M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Catherine M. Wood
Notary Public
My commission expires: 09/20/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this the 18th day of May, 2007.

CATHERINE M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Catherine M. Wood
Notary Public
My commission expires: 09/20/2008