This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
6596 HIGHWAY 100
NASHVILLE, TENNESSEE 37205
PARCEL ID# 129 12 0 091.00
6594 HIGHWAY 100
NASHVILLE, TENNESSEE 37205
PARCEL ID # 129 12 0 091.01

NO MORTGAGEE
New Owner - Send Tax Bills:
***CHARLES G. MYERS**
1017 PERCY WARNER BLVD
NASHVILLE, TN 37205

Davidson County DEEDTRS
Recvd: 06/25/07 14:02 2 pgs
Fees:13.00 Taxes:1824.10



20070625-0075689

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 4, 2006**, **REGINA E. JOHNSON**, was named Trustee in a Deed of Trust of even date executed by **FRONT DOOR HOLDINGS, LLC**, conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$704,000.00**, principal and interest at **7.0%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20061016-0127648**, in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **MATTHEW BROTHERS**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20070608-0069097**, in the Register's Office for **DAVIDSON** County, Tennessee; I, **MATTHEW BROTHERS**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me 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 twenty-one (21) days notice by three (3) successive publications, namely: **JUNE 1, 2007/ JUNE 8, 2007/ JUNE 15, 2007** in **NASHVILLE BUSINESS JOURNAL**, a newspaper of general circulation 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.

PURSUANT to said advertisement on **FRIDAY, JUNE 22, 2007, AT 11:00 A.M. AT THE FRONT DOOR (FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** I, **MATTHEW BROTHERS,** individually or by and through his agent as said 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 the herein above mentioned equities as provided in said Deed of Trust, at which time **CHARLES G. MYERS AND WIFE, ROSANNE H. MYERS, 1017 PERCY WARNER BLVD, NASHVILLE, TN 37205**, submitted the highest and best bid in the amount of $492,000.00

NOW THEREFORE, in consideration of the premises, I, **MATTHEW BROTHERS,** Substitute Trustee, do hereby sell, transfer and convey to **CHARLES G. MYERS AND WIFE, ROSANNE H. MYERS,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

PROPERTY NO. 1
6594 HIGHWAY 100, NASHVILLE TN 37205

LAND IN THE 7TH, FORMERLY THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W. C. LAMBERT, SURVEYOR, JUNE 6, 1953, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF STATE HIGHWAY NO. 100 AT A POINT SOUTH 35 DEGREES WEST 139 FEET FROM THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOE BENDAL LAWRENCE AND WIFE, BY DEED FROM P.M. CHAFFIN AND WIFE, OF RECORD IN BOOK 2145, PAGE 295, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID HIGHWAY, SOUTH 35 DEGREES WEST 100 FEET TO AN IRON PIN; THENCE NORTH 55 DEGREES WEST 89 FEET TO AN IRON PIN ON THE EASTERLY LINE OF THE RIGHT OF WAY OF N.C. AND ST. L. RAILROAD; THENCE WITH SAME, NORTH 28 DEGREES 48' EAST 100.6 FEET TO AN IRON PIN LOCATED 139.8 FEET, SOUTHWEST OF THE SOUTH-WESTERLY CORNER OF SAID LAWRENCE PROPERTY; THENCE SOUTH 55 DEGREES EAST 101 TO THE BEGINNING.
INCLUDED IN THIS DESRIPTION BUT SPECIFICALLY EXCLUDED IS THE PROPERTY CONVEYED TO J.H. CHAFFIN BY DEED OF RECORD IN BOOK 3645, PAGE 203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY NO. 2
6596 HIGHWAY 100, NASHVILLE TN 37205

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICUARLY DESCRIBED PARTLY BY A SURVEY MADE BY RALPH W. C. LAMBERT, SURVEYOR, DATED JUNE 6, 1953, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF STATE HIGHWAY NO. 100 AT A POINT SOUTH 35 DEGREES WEST 189 FEET FROM THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOE BENDAL LAWRENCE AND WIFE, BY DEED FROM P.M. CHAFFIN AND WIFE, OF RECORD IN BOOK 2145, PAGE 295, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID HIGHWAY, SOUTH 35 DEGREES WEST 50 FEET TO AN IRON PIN; THENCE SOUTH 55 DEGREES WEST 89 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF THE RIGHT OF WAY OF THE N.C. AND ST. L. RAILROAD; THENCE WITH SAME, NORTH 18 DEGREES 48 MINUTES EAST 50.3 FEET; THENCE SOUTHEASTWARDLY 95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRONT DOOR HOLDINGS, LLC BY DEED DATED OCTOBER 5, 2006 OF RECORD IN INSTRUMENT NO. 20061016-0127647 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, **MATTHEW BROTHERS**, Substitute Trustee, convey to **CHARLES G. MYERS AND WIFE, ROSANNE H. MYERS**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **JUNE 22, 2007**.

Substitute trustee
MATTHEW BROTHERS
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **MATTHEW BROTHERS**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **JUNE 22, 2007**

Notary Public

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires Sept. 22, 2007

My Commission Expires: 9-22-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 493,000.00.

Affiant

Subscribed and sworn to before me, this **22ND day of JUNE 2007**.

Notary Public

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires Sept. 22, 2007

My Commission Expires: 9-22-07

RETURN TO:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228