TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
Davidson County DEEDTRS Recvd: 07/02/07 12:45 5 pgs Fees:28.00 Taxes:1243.20 20070702-0078655 CATHERINE M. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 20, 2008	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $336,000.00. Anthony Cherry, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 29TH DAY OF JUNE, 2007. Catherine M. Wood, Notary Public MY COMMISSION EXPIRES: 09/20/08 (AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
c/o 960 Main LLC **Anthony Cherry** **1224 5th Avenue, North** **Nashville, TN 37208**	**NEW OWNER**	Map 082-12-0 Parcel 296.00

This **Instrument** made and entered into on this 29th day of June 2007, by and between Ernest B. Williams, IV, Successor Trustee (hereinafter referred to as "Trustee"), a resident of Tennessee whose address is: 401 Church Street, Suite 2600, Nashville, TN 37219, and **960 Main, LLC, a Tennessee limited liability company** ("Grantee");

WHEREAS, by Hypothecation Deed of Trust and Assignment of Rents and Leases dated July 29, 2005 by Ricky S. Kitchen and Deborah J. Burris-Kitchen, husband and wife, to James T. DuBois, as Trustee, as same appears of record in the Office of the Register of Deeds of Davidson County, Tennessee at Instrument No. 20050810-0095057 (the "Deed of Trust"), the hereinafter

described real estate, to secure payment to CIT Small Business Lending Corporation of a Note dated July 29, 2005, in the original principal amount of SIX HUNDRED AND TEN THOUSAND Dollars and 00/100s ($610,000.00) (the "Note"); and

WHEREAS, the Lawful Holder of the Note, CIT Small Business Lending Corporation, appointed Ernest B. Williams, IV to serve as Successor Trustee in place of James T. DuBois in accordance with the terms of said Deed of Trust by an instrument of record in Instrument No. 20070320-0033923, in the Register's Office for said County; and

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 **Three Hundred Thirty-Six Thousand and 00/100 ($336,000.00) Dollars.**

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 **960 Main, LLC, a Tennessee limited liability company** (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:

> **LAND** in Davidson County, Tennessee, being Lot No. 6 and part of Lot No. 7 on the Plan of Jane A.M. Davis's Subdivision, of record in Plan Book 1, page 41, in the Chancery Court at Nashville, Davidson County, Tennessee.

SAID Lot No. 6 and part of Lot No. 7 front 90 feet on the southerly side of Main Street and extend back 170 feet between parallel lines to an alley.

INCLUDED in the above descriptions, but Excluded therefrom, are those portions of Lot No. 6, and part of Lot No. 7, which were condemned by the Nashville Housing Authority as described by Instruments of record in Book 4099, page 446, and Book 4099, page 450, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rick Kitchen and Deborah Burris-Kitchen, husband and wife, by Warranty Deed from Tennash Realty Corp.. a Tennessee corporation, of record in Instrument No. 20050810-0095056, Register's Office for Davidson County, Tennessee.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument.

Property Address: 962 Main Street
Nashville, TN 37206

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of rights and equities of redemption, homestead, dower, marital share and all other rights or exemptions of every kind including statutory rights of redemption as provided in, but only to the extent provided in, said 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, including, but not limited to, the following to the extent such matters were not extinguished by the sale under the Deed of Trust:

(1) Any and all unpaid ad valorem taxes including but not limited to Davidson County Real Estate taxes for years 2005, 2006 and 2007 to the date of closing plus penalties, interest, and costs that may be due.

(2) All matters shown on subdivision plan of record in Book 1, Page 41, Register's Office at Nashville, Davidson County, Tennessee.

(3) Any mechanics' and materialmen's liens, filed or unfiled.

(4) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(5) Such easements and restrictions as may be applicable.

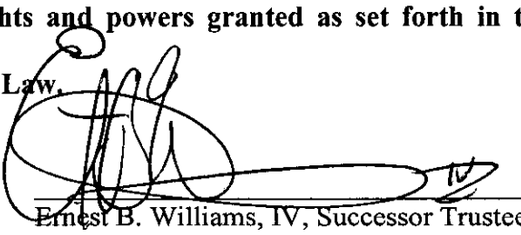
(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(9) 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..

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, 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, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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.

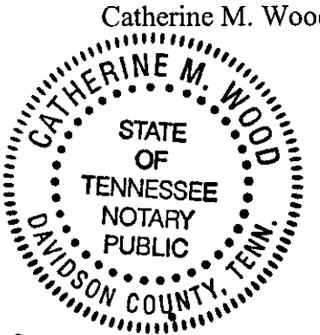
Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of June, 2007.

Catherine M. Wood

Catherine M. Wood, Notary Public

My commission expires: 09/20/08

(Affix visible seal)



My Commission Expires SEPT. 20, 2008