Davidson County DEEDTRS
Recvd: 08/30/07 10:09 3 pgs
Fees:18.00 Taxes:2031.14
20070830-0104223

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:
Tennessee Commerce Bank
Main Office
381 Mallory Station Road, Suite 207
Franklin, TN 37067

Send Tax Bills To:

SAME

Map/ Parcel
034.01-0A-2.00-CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated November 16, 2004, executed by Casey Brown, as Grantor, to Andrew M. Hawkins, whose address is 381 Mallory Station Road, Suite 207, Franklin, TN 37067, as Trustee, of record at Instrument Number 20041130-0141919, Register's Office for Davidson County, Tennessee, and as modified by First Modification of Deed of Trust & Note of record at Instrument Number 20070306-0027450 Register's Office for Davidson County, Tennessee, to secure the indebtedness described therein for the benefit of TENNESSEE COMMERCE BANK, whose address is MAIN OFFICE, 381 Mallory Station Road, Suite 207, Franklin, TN 37067, as Beneficiary,

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, Kevin J. Jones, Nashville, TN, or his duly appointed agent as Substitute Trustee by written instrument of record at Instrument Number 20070705-0080171, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and

made demand upon me, Kevin J. Jones, Nashville, TN, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the Davidson A.M. section of The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 10:30 a.m., on August 17, 2007, at the main front door of the Davidson County Metro Courthouse, 1 Public Square, Nashville, Tennessee 37201; and,

WHEREAS, the highest, last and best bid received was in the amount of Five Hundred Forty Eight Thousand Nine Hundred Fifty Eight Dollars ($548,958.00), said offer and bid having been made by Tennessee Commerce Bank;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Nashville, TN, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the Tennessee Commerce Bank, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A of Rivergate Professional Building, a Professional Office Condominium as shown on the Master Deed of record in Book 10222, page 752, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed and the Association Agreement of Rivergate Professional Building of record in Book 10222, page 767, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Book _____, page _____ or Instrument No. 20041130-0141918, Register's Office for said county.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tennessee Commerce Bank, its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 23rd day of August, 2007.

Nashville TN, Substitute Trustee

Kevin J. Jones, Nashville, TN, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Nashville, TN, Substitute Trustee, the bargainor, 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 Nashville, Tennessee, this 23 day of August, 2007.

Notary Public
My Commission Expires: 5/22/2010

STATE OF TENNESSEE)
)SS:
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $548,958.00.

Affiant

Subscribed and sworn to before me this 27th day of August 2007.

Notary Public

BRYAN SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008