Bk 36

Davidson County DEEDTRS
Recvd: 10/03/07 13:42 2 pgs
Fees:13.00 Taxes:562.57
20071003-0117976

THIS INSTRUMENT PREPARED BY:

Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
P.O. Box 198985
Nashville, TN 37219-8985

Name and Address of New Owner: **First Tennessee Bank, N.A.** **P.O. Box 100** **Franklin, TN 37065**	
Send Tax Bills to: **New Owner**	
Property Address: **Lot 203, Barnes Cove, Section Two**	**Map and Parcel Numbers:** **173-090-B-058.00 CO**

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 2nd day of October, 2007, by and between Douglas A. Brace, Substitute Trustee ("Grantor"), and First Tennessee Bank, N.A., (the "Grantee").

WHEREAS, by a Deed of Trust dated February 8, 2007 of record in under Instrument No. 20070212-0017669, Register's Office for Davidson County, Tennessee, Great Southern Homes, Inc., conveyed to James M. McGrew, Jr. and Jeff McKee, Trustees for First Tennessee Bank, National Association ("Lender"), the hereinafter described real estate, to secure payment of a Promissory Note (Draw Down Line of Credit) dated February 8, 2007 and all other obligations owed to Lender as described in the Deed of Trust; and

WHEREAS, the holders of said Note appointed the party of the first part as Substitute Trustee in accordance with the terms and conditions of said Deed of Trust in an instrument of record under Instrument No. 20070829-0103745, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Substitute Trustee to sell said property, as provided by said Deed of Trust, the Substitute Trustee did advertise the time, place, and terms thereof in the *Tennessean – Davidson AM* having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 2nd day of October, 2007 at Ten O'clock (10:00) A.M., the Substitute Trustee offered said property for sale at the Gaylord Entertainment Center (Sommet Center), 501 Broadway, Suite 501, Nashville, Tennessee, and sold said property to Grantee at the price of One Hundred Fifty Two and Forty Seven and 00/100 ($152,047.00) Dollars (the "Bid"), this being the highest and best bid.

NOW, THEREFORE, the said Douglas A. Brace, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the Bid, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the Grantee, its/their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

Tract I

LAND in Davidson County, Tennessee, being all of Lot No. 203, on the Plan of Section Two, Barnes Cove, as shown by plat appearing of record in Plat in Instrument No. 20040604-0065966, of the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said Lots.

Being the same property conveyed to Great Southern Homes, Inc., a Tennessee corporation by deed from Greystone Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20060630-0078296, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto Grantee, its/their successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the Grantor, does hereby transfer, assign, and setover unto Grantee, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise.

WITNESS my hand on this 2nd day of October, 2007.

Substitute Trustee

Douglas A. Brace, Substitute Trustee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Douglas A. Brace**, as said Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 2nd day of October, 2007.

NOTARY PUBLIC

My commission expires:

CECILIA M. BENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Cecilia M. Benton
~~My Commission Expires~~
November 14, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $152,047.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2007.

NOTARY PUBLIC

My commission expires:

CECILIA M. BENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Cecilia M. Benton
~~My Commission Expires~~
November 14, 2009
STATE OF TENNESSEE