After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

This instrument prepared by:
WILLIAMS & PROCHASKA, P.C.(JRP)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
KC Partners, a Tennessee general partnership Attn: McCauley Gray ~~1241 Ridge Circle~~ ~~Joelton, TN 37080~~ 3300 Patton Branch Road Goodlettsville, TN 37072	SAME	51/15/C/23.00CO

Davidson County DEEDTRS
Recvd: 11/08/07 14:27 3 pgs
Fees:18.00 Taxes:360.75
20071108-0132105

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of October 26, 2007, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and KC Partners, a Tennessee general partnership.

WHEREAS by Deed of Trust dated September 26, 2003, of record at Instrument No. 20030926-0142810, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor * conveyed to Richard D. Rhodes, as Trustee, the hereinafter described real estate, to secure payment to Regions Bank of a promissory note dated September 26, 2003 (the "Note"); and

*MALLARD PARTNERS, LLC

WHEREAS, the lawful holder of the Note, Regions Bank appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20070822-0100471, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and 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 notice of such default was properly given; 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 *Nashville Record* that the property would be sold at 11:00am on October 11, 2007 at 1501 Beaus Way, Madison, Davidson County, Tennessee, such advertisement appearing in said paper on September 21, 28, October 5, 2007, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to KC Partners at the price of $97,500.00, this being the highest, last and best bid;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $97,500.00, by these presents do transfer to KC Partners, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat for Section 2, Walton Oaks Subdivision, of record in Instrument 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.
>
> Being the same property conveyed to Mallard Partners, LLC, a Tennessee company by Quitclaim deed from William H. Dorris and Robert B. Huffines, of record as Instrument No. 20030926-0142809, Register's Office for Davidson County, Tennessee
>
> Property Address: 1512 (Lot 23) Beaus Way, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as

provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such 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.

Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Bembrey, a Notary Public of said County and State, Joseph R. Prochaska, 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 Successor Trustee and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 26th day of October, 2007.

CONNIE BEMBREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 97,500.00.

Affiant McCauley Gray, III, President Creative Industries, Inc. as Partner for KC Partners

Sworn to and Subscribed before me this the 26th day of October, 2007.

DAVID C. RISNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public