STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDTRS
Recvd: 12/26/07 14:51 3 pgs
Fees:18.00 Taxes:4625.00
20071226-0147334

The actual consideration or value, whichever is greater, for this transfer is $ 1,250,000.00.

J. Frank Rudy, Jr.

Subscribed and sworn to before me on this 21st day of December, 2007.

Notary Public

Notary Seal present, but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds

My Commission Expires: 9/25/2010

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By:

J. Frank Rudy, Jr.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, TN 37203

Address of New Owner	Send Tax Bills to:	Map-Parcel
Randall Higgs and Darrell Higgs 2908 Darrell Court Franklin, TN 37064	Randall Higgs and Darrell Higgs 2908 Darrell Court Franklin, TN 37064	93-2-3-166.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Voss Development Corporation, by Deed of Trust (the "Deed of Trust") dated March 9, 2006, of record in Instrument No. 20060310-0028192, Register's Office for Davidson County, Tennessee, conveyed to John C. Clark, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to First State Bank; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 20071109-0132494, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Business Journal on November 16, 2007, November 23, 2007 and November 30, 2007; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee on or about 10:00 am. on December 7, 2007, and Randall Higgs and Darrell Higgs, tenants in common (hereinafter "Grantee") being the highest and best bidders thereof, became the purchaser of said property for the sum of ONE MILLION, TWO HUNDRED FIFTY THOUSAND AND 00/100 ($ 1,250,000.00) DOLLARS.

NOW, THEREFORE, J. Frank Rudy, Jr., in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Bounded on the northeast by Right-of-Way (ROW) of 3" Ave. North (ROW varies), on the southeast by B.H.L., LLC as recorded in Deed Instrument #20021105-0135528 Registers Office Davidson County (RODC), on the southwest by ROW of Printers Alley (ROW varies), on the northwest by 211 Buildings, Inc. as recorded in Deed Book 7063, Page 961 RODC. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of 3rd Ave. North & Church Street; thence leaving said centerline intersection North 38°35'29" West 154.30 feet to a set point being the TRUE POINT OF BEGINNING also being the southeast corner of the tract being described, said point lying on the southwesterly ROW margin of 3rd Ave. North; thence leaving said ROW margin South 60°18'25" West 175.46 feet to a set point on the northeasterly ROW margin of Printers Alley; thence with said ROW North 29°41'35" West 30.17 feet to a set point; thence leaving said ROW of Printers Alley North 60°18'25" East 175.46 feet to a set point on the southwesterly ROW margin of 3rd Ave. North; thence with said ROW margin South 29°41'35" East 30.17 feet to the true point of beginning. Containing 5,293 square feet or 0.12 acres. This description resulted from a survey dated April 8, 2003, prepared by Robert M. Searson (Tennessee Registered Surveyor's No. 1666) of Littlejohn Engineering Associates, Inc.

Being the same property conveyed to Voss Development Corporation by warranty deed of record from Gary R. Bowie and Mohsen Sarfehjoo in Instrument No. 20060310-0028192, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner

as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 21st day of December, 2007.

J. Frank Rudy, Jr., Substitute Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of December, 2007, before me personally appeared J. Frank Rudy, Jr., Substitute Trustee to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 21st day of December, 2007.

Notary Public

My Commission Expires: 9/25/2010

