Davidson County DEEDTRS
Recvd: 12/27/07 10:11 4 pgs
Fees:23.00 Taxes:103.97
20071227-0147701

THIS INSTRUMENT PREPARED BY:
Angus Gillis, III
Schulman, LeRoy & Bennett, P.C
501 Union Street, Suite 701
Post Office Box 190676
Nashville, TN 37219-0676

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Chan McCullough, William B. Owen and
Barbara Eatherly
905 Travelers Court
Nashville, TN 37220

Map-Parcel Number:

51-4-66

WHEREAS, default has been made in the payment of the indebtedness secured by a certain Deed of Trust executed by Joe Garza dated April 7, 2000 and being of record as Instrument No. 200004120036857, Register's Office for Davidson County, Tennessee, and the indebtedness secured by an Amended and Restated Deed of Trust executed by Joe Garza and wife, Stella Garza, of record as Instrument No. 20030604-0076948, Register's Office for Davidson County, Tennessee, which Deed of Trust and Amended and Restated Deed of Trust conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtednesses described therein, and

WHEREAS, the indebtednesses secured by the Deed of Trust and Amended and Restated Deed of Trust have been declared due and owing, and

WHEREAS, Angus Gillis, III has been appointed the Substitute Trustee in the Amended and Restated Deed of Trust of record as Instrument No. 20030604-0076948, in the Register's Office for Davidson County, Tennessee, and

WHEREAS, the indebtednesses secured by the Deed of Trust and Amended and Restated Deed of Trust have become overdue and unpaid, and the lawful holders of said indebtednesses have called upon the Substitute Trustee to foreclose the Deed of Trust and Amended and Restated Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as requited by law and as required by the terms of the Deed of Trust and Amended and Restated Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock A.M. November 13, 2007, on the second floor mezzanine of the historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, where and when Chan McCullough, William B. Owen and Barbara Eatherly (hereinafter Grantees) became the last and highest bidders at a price of Twenty Eight Thousand One Hundred and No/100 ($28,100.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Angus Gillis, III, Substitute Trustee, hereby conveys the Property described on Exhibit "A", to the Grantees and the Grantees' heirs, successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete a manner as the undersigned, in his capacity as Substitute Trustee has the power to convey, but not otherwise.

Angus Gillis, III, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantees and Grantees' heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him subject to the following exceptions:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, liens or encumbrances, leases, easements and all other matters of record including but not limited to the priority of any fixture filing.

Words used herein indicating number or gender shall be read as context may require.

Dated this 14th day of November, 2007.

Angus Gillis, III, as Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Angus Gillis, III, Substitute Trustee, 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2007.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 5-24-08

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,100.00.

Affiant

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

THOMAS M. EVANS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 5/22/10

EXHIBIT A

Property located in the county of Davidson, Tennessee:

TRACT ONE: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connel and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin on the northerly margin of Webster Street, the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc., by deed from W.M. Graham and wife of record in Book 1810, page 469, Register's Office for said County, thence with said street, south 64 deg. East 150 feet to an iron pin; thence North 23 deg. 30' East 150 feet; thence westwardly 161 feet, more or less to the westerly line of the Nashville Pistol and Revolver Club, Inc. property; thence with their easterly line, South 18 deg. 33' West 150 feet to the beginning.

TRACT TWO: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connel and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin on the northerly margin of Webster Street, the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc., by deed from W.M. Graham and wife of record in Book 1810, page 469, Register's Office for said County, being 150 feet north of the northerly margin of Webster Street; thence with their easterly line, North 18 deg. 33' East 112.5 feet to Cartwright's southerly line; thence with said line, South 55 deg. 175 feet; thence South 23 deg. 30' West 80 feet, more or less, to a point 150 feet north of the northerly margin of Webster Street; thence westwardly 161 feet, more or less, to the beginning.

Being the same property conveyed to Joe Garza from Chan McCullough by Deed filed as instrument No. 200004120036856 and then conveyed by Joe Garza to Franklin Realty Mortgage Corp by Quitclaim Deed of record as instrument No. 20050324-0032057 in the Register's Office of Davidson County, Tennessee.