Address of New Owner:
Citizens Bank
130 South Broad Street
New Tazewell, Tennessee 37825

This instrument prepared by
J. Timothy Street
Attorney at Law
Suite 103, 236 Public Square
Franklin, Tennessee 37064

Send Tax Bills to:
Citizens Bank
130 South Broad Street
New Tazewell, Tennessee 37825

Map & Parcel 065-05-0-057.00

Davidson County DEEDTRS
Recvd: 01/24/08 13:18 4 pg
Fees:23.00 Taxes:444.00
20080124-0007610

**SUCCESSOR TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated April 8, 2005 and recorded at Instrument No. 20050421-0044613, Register's Office for Davidson County, Tennessee, conveyed to Jim R. Vanderpool, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the Debt secured appointed J. Timothy Street as Successor Trustee by instrument recorded at Instrument No. 20070928-0115770, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 7th day of January, 2008 at 10:00 a.m. at Gaylord Entertainment Center exterior entrance to the Office of the Davidson County Register of Deeds, said entrance being located at 501 Broadway, Nashville, Davidson County, Tennessee 37203; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Citizens Bank was the highest and best bidder became the purchaser of said property for the sum of One Hundred Twenty Thousand and 00/100 ($120,000.00) Dollars.

NOW, THEREFORE, inconsideration of the premises, the undersigned, J. Timothy Street, as Successor Trustee, does hereby grant, bargain, sale and convey to the said Citizens Bank (Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 512, SECTION SIX, SHERWOOD FOREST, as shown on plat of record in Plat Book 4955, Page 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from James R. Costa, and wife, Kathryn Bradford Costa to Gladys Navas as recorded on April 21, 2005, in Instrument No. 20050421-0044612, in the Register's Office of Davidson County, Tennessee and being the same property subject to a Foreclosure Sale by Deed of Trust of record at Instrument No. 20050421-0044613 R.O.D.C..

Property Address:
4901 Teton Drive
Old Hickory, Tennessee 37138

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record, including but not limited to:

1. Metropolitan Nashville Davidson County taxes for the year 2007 an amount due and payable.
2. Restrictive Covenants of record at Deed Book 5205, page 735 and re-recorded at Deed Book 5206, page 578, R.O.D.C.

3. Subject to any and all building and zoning regulations of City, County, and State.

4. Subject to all matters of public record.

TO HAVE AND TO HOLD, the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said J. Timothy Street, Successor Trustee, warrants the title to the aforesaid property against the lawful claims of all persons claiming to by, through or under him as Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, J. Timothy Street, as Successor Trustee, has caused this instrument to be executed this 23rd day of January, 2008.

J. Timothy Street, Successor Trustee
SUCCESSOR TRUSTEE

State of Tennessee )
County of Williamson )

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared J. Timothy Street, the within named Successor Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of January, 2008.

Veronica K Schuppan
Notary Public

My Commission Expires: 02/25/2009

VERONICA K SCHUPPAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration paid for this property is One Hundred Twenty Thousand ($120,000.00) and 00/100 Dollars.

J. Timothy Street, Successor Trustee

Witness my hand and seal this 23rd day of January, 2008.

Notary Public

VERONICA K. SCHUPPAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 02/25/2009