Davidson County DEEDTRS
Recvd: 02/29/08 13:43 5 pgs
Fees:28.00 Taxes:7998.85
20080229-0020222

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:
Tennessee Bank & Trust
A Division of Farmers Bank & Trust Company
9000 Carothers Parkway
Franklin, Tennessee 37067

Send Tax Bills To:
SAME

Map/ Parcel
103-16-O-024.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated February 8, 2007, executed by Rita H. Thompson, Trustee of the MAG 7 REVOCABLE LIVING TRUST, Patrick M. Thompson, Jr. Grantor of the MAG 7 REVOCABLE LIVING TRUST, and PATRICK M. THOMPSON, JR., as Borrower, to H. KEVIN BLANKENSHIP, a resident of FRANKLIN, Tennessee, as Trustee, of record at Instrument No. 20070228-0024718, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein for the benefit of TENNESSEE BANK & TRUST, A DIVISION OF FARMERS BANK & TRUST COMPANY whose address is 9000 CAROTHERS PARKWAY, FRANKLIN, TENNESSEE 37067; and,

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, Kevin J. Jones, or his duly appointed agent as Substitute Trustee by written instrument of record at Instrument No. 20071003-0118057, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made

demand upon me, Kevin J. Jones, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the Davidson A.M. section of The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on February 29, 2008, at the front door of the Davidson County Courthouse and City Hall, Nashville, Tennessee; and,

WHEREAS, the highest, last and best bid received was in the amount of Two Million One Hundred Sixty One Thousand Eight Hundred Fifty Dollars ($2,161,850.00), said offer and bid having been made by TENNESSEE BANK & TRUST, A DIVISION OF FARMERS BANK & TRUST COMPANY whose address is 9000 CAROTHERS PARKWAY, FRANKLIN, TENNESSEE 37067;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to TENNESSEE BANK & TRUST, A DIVISION OF FARMERS BANK & TRUST COMPANY whose address is 9000 CAROTHERS PARKWAY, FRANKLIN, TENNESSEE 37067, its successors, heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, to-wit:

THREE TRACTS OF LAND IN THE SEVENTH (7^{TH}) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE FULLY DESCRIBED AS FOLLOWS:

TRACT NO. 1 BEING THAT CERTAIN 936/1000 ACRE TRACT ON THE PLAT OF THE WEST PART OF THE LAND FORMERLY OWNED BY THE SOCIETY OF JESUS, OF RECORD IN PLAT BOOK 547, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING A PART OF THE TRACT OF 56.8 ACRES OF LAND CONVEYED TO LILLIAN B. CROCKETT BY DEED OF RECORD IN BOOK 577, PAGE 51, SAID REGISTER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEGINNING AT A POINT IN THE CENTER OF ENSWORTH AVENUE, BEING THE SOUTHWEST CORNER OF THE PROPERTY PURCHASED BY LOUISE MCCLURE TINSLEY FROM ROBERT VAUGHN, CLERK AND MASTER, BY DEED OF RECORD IN

BOOK 342, PAGE 598, SAID REGISTER'S OFFICE (LATER THE PROPERTY OF THE UNIVERSITY OF NASHVILLE, MBA), IT BEING ALSO THE NORTHWEST CORNER OF THE TRACT PURCHASED BY LILLIAN B. CROCKETT FROM THE CATHOLIC SOCIETY OF RELIGIOUS AND LITERARY EDUCATION, BY DEED OF RECORD IN BOOK 577, PAGE 51, SAID REGISTER'S OFFICE, SAID POINT BEING 842 FEET SOUTH 1-1/2 DEGREES WEST FROM THE INTERSECTION OF THE CENTER OF ENSWORTH AVENUE WITH THE CENTER OF HARDING ROAD; THENCE WITH THE SOUTHERLY MARGIN OF SAID UNIVERSITY OF NASHVILLE PROPERTY SOUTH 87 DEGREES EAST 433 FEET TO THE WESTERLY MARGIN OF A 40-FOOT STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET SOUTH 1-1/2 DEGREES WEST 100 FEET; THENCE NORTH 87 DEGREES WEST 433 FEET TO A POINT IN THE CENTER OF ENSWORTH AVENUE. THENCE WITH THE CENTER OF ENSWORTH NORTH 1-1/2 DEGREES EAST 100 FEET TO THE BEGINNING.

TRACT NO 2: BEGINNING AT A POINT IN THE CENTER OF ENSWORTH AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND PURCHASED BY THE UNIVERSITY OF NASHVILLE FROM LOUISE MCCLURE TINSLEY AND HUSBAND, BY DEED OF RECORD IN BOOK 448, PAGE 540, SAID REGISTER'S OFFICE, AND SAID POINT BEING ALSO THE NORTHWEST CORNER OF THE TRACT OF LAND KNOWN AS THE JESUIT PROPERTY; RUNNING THENCE WITH A NORTHEAST BOUNDARY OF SAID JESUIT PROPERTY SOUTH 87 DEGREES EAST 433 FEET TO A POINT IN THE WESTERLY MARGIN OF A 40-FOOT STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET NORTH 1-1/4 DEGREES EAST 55 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND SOLD BY THE UNIVERSITY OF NASHVILLE TO E.E. MURREY; THENCE WITH THE SOUTH BOUNDARY OF SAID LAND SOLD TO E.E. MURREY NORTH 87 DEGREES WEST 433 FEET TO A POINT IN THE CENTER OF ENSWORTH AVENUE; THENCE ALONG THE CENTER OF ENSWORTH AVENUE SOUTH 1-1/2 DEGREES WEST 55 FEET TO THE POINT OF BEGINNING.

TRACT NO. 3: BEING PART OF TRACT OF 1.405 ACRES ON THE PLAT OF THE WEST PART OF THE LAND FORMERLY OWNED BY THE SOCIETY OF JESUS, OF RECORD IN BOOK 547, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED MORE PARTICULARLY AS FOLLOWS BEGINNING AT A POINT IN THE CENTER OF ENSWORTH AVENUE AT THE SOUTHWEST CORNER OF A LOT CONVEYED BY FIRST SAVINGS BANK & TRUST COMPANY, TRUSTEE, TO F.M. BASS BY DEED RECORDED IN BOOK 613, PAGE 497, SAID REGISTER'S OFFICE; THENCE SOUTHERLY WITH THE CENTER OF SAID ENSWORTH AVENUE 20 FEET; THENCE EAST AND PARALLEL WITH SAID BASS' SOUTH LINE 433 FEET TO THE WEST MARGIN OF A 40-FOOT STREET; THENCE WITH THE WEST MARGIN OF SAID STREET NORTH 20 FEET TO SAID BASS' SOUTHEAST CORNER; THENCE WITH SAID BASS' SOUTH LINE WESTERLY 433 FEET TO THE BEGINNING.

Being the same property conveyed to Patrick M. Thompson and wife, Rita H. Thompson by deed from First Union National Bank of Tennessee of record in Book 9121 and Page 29 on 10/15/1993 and filed for record on 10/20/1993, Register Office for said County.

Being the same property conveyed to Patrick M. Thompson by deed from Rita H. Thompson of record in Instrument 200008100079310 on 03/01/2000 and filed for record on 08/10/2000, Register Office for said County.

Being the same property conveyed to Rita H. Thompson by deed from Patrick M. Thompson of record in Instrument 200108200089571 on 08/17/2001 and filed for record on 08/20/2001, Register Office for said County.

Being the same property conveyed to Rita H. Thompson, Trustee of the Mag 7 Revocable Living Trust by deed from Rita H. Thompson, married of record in Instrument 200602100016510 on 02/03/2006 and filed for record on 02/10/2006, Register Office for said County.

TO HAVE AND TO HOLD, said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said TENNESSEE BANK & TRUST, A DIVISION OF FARMERS BANK & TRUST COMPANY whose address is 9000 CAROTHERS PARKWAY, FRANKLIN, TENNESSEE 37067, its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 29th day of February, 2008.

Kevin J. Jones, Substitute Trustee
1801 8th Ave. S., Ste. 100
Nashville, TN 37203

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Substitute Trustee, the bargainor, 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 therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of February, 2008.

Notary Public
My Commission Expires: May 22, 2010

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,161,850.00.

Affiant

Subscribed and sworn to before me this 29th day of February, 2008.

Notary Public
My Commission Expires: May 22, 2010