PROPERTY TAX INFORMATION:

OWNER:
Estate of Allen Morgan
William Allen Morgan, Adminstrator
316 Delvin Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

MITCHELL E. SHANNON
Attorney at Law
212 South Academy Street
Murfreesboro, Tennessee 37130
(615) 890-1548

Map 105, SubMap 8
Parcel 269

Davidson County DEEDTRS
Recvd: 03/06/08 13:25 3 pgs
Fees:18.00 Taxes:1368.19
20080306-0022720

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, George McIntyre, Jr., by Deed of Trust (the "Deed of Trust") dated December 5, 2001, of record in Book 20011205, Page 0133609, Register's Office for Davidson County, Tennessee, conveyed to Joseph P. Rusnak, 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 Allen Morgan; and

WHEREAS, Allen Morgan died on January 5, 2002, and William Allen Morgan was appointed Administrator of the Estate of Allen Morgan, with all the powers and responsibilities associated therewith;

WHEREAS, George McIntyre, Jr. died on July 25, 2006, and Odell Odom was appointed Administrator of the Estate of George McIntyre, Jr., with all the powers and responsibilities associated therewith;

WHEREAS, Odell Odum was given title to the property along with debts and obligations associated therewith on or about the 29th day of November 2006;

WHEREAS, the undersigned was appointed Substitute Trustee by William Allen Morgan, Administrator and the owner and holder of the Note by an instrument of record in Book 20070321, Page 0034327, 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 December 7, 2007, December 14, 2007 and December 21, 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 6th Avenue door of

the Davidson County Register of Deeds Office, located at the Sommet Center, 501 Broadway Street, Nashville, Tennessee at 12:00 p.m. on December 28, 2007, and The Estate of Allen Morgan (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Three Hundred Sixty-Nine Thousand, Seven Hundred Eighty-One and 47/100's ($369,781.47) Dollars.

NOW, THEREFORE, Mitchell E. Shannon, 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 Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 and part of Lot No. 1 on the map of Melville Williams' Subdivision, as of record in Book 161, page 30, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the Southerly margin of Carney Street, 40.5 feet Westerly from the intersection of the Southerly margin of said Carney Street and the Westerly margin of Ensley Boulevard; thence with the Southerly margin of said Carney Street, Westwardly 76 feet to a point, the Northeast corner of Lot No. 3 on said plan; thence with the line between said Lots No. 2 and 3, Southwardly 100 feet to a point in the Northern boundary line of Lot No. 4 on said plan; thence with the Northern boundary line of said Lot No. 4 Eastwardly 52 feet to the Southeast corner of Lot 2; thence Northwardly 104 feet, more or less, to the beginning.
>
> BEING the same property conveyed to Allen Morgan, by warranty deed of Don R. Cameron, III, and Tim L. Cameron, of record in Book 8488, page 603, Register's Office of Davison County, Tennessee.
>
> PROPERTY ADDRESS: 303 Carney Street, Nashville, Tennessee.

This conveyance is made subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter than an accurate survey of the premises might disclose.

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 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. Subject to such matters set forth herein, Mitchell E. Shannon, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 4th day of February, 2008.

MITCHELL E. SHANNON

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mitchell E. Shannon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Substitute Trustee of the owner and holder and is authorized by the owner and holder to execute this instrument on his behalf.

Witness my hand, at Murfreesboro, Tennessee, this 4th day of February, 2008.

AMANDA L. CONKLIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: May 21, 2011

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $369,781.47.

AMANDA L. CONKLIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

Subscribed and sworn to before me on this 6th day of February, 2008.

Notary Public

MY COMMISSION EXPIRES: May 21, 2011

My Commission Expires:_____