Address of New Owner:
Sahara Builders, LLC
5016 Spedale Court, # 321
Spring Hill, Tennessee 37174

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

Send Tax Bills to:
Sahara Builders, LLC
5016 Spedale Court, #321
Spring Hill, Tennessee 37174

Davidson County DEEDTRS
Recvd: 03/20/08 09:01 5 pgs
Fees:28.00 Taxes:854.70
20080320-0028014

Map & Parcel 087-10-0-A-017.00 CO

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 24, 2007, and recorded at Instrument No. 20070425-0049411, Register's Office for Davidson County, Tennessee, James R. Hampton and wife, Linda M Hampton, conveyed to Andrew M. Hawkins, Trustee, for the benefit of Tennessee Commerce Bank, 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. 20080124-0007612, 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 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 13th day of March, 2007, at 10:00 a.m. at The Sommet Center f/k/a Gaylord Entertainment Center exterior entrance to the Office of the Davidson County Register of Deeds, said entrance being located at 501 Broadway, Nashville, 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 Barry Spedale as Chief Manager on behalf of Sahara Builders,

LLC was the highest and best bidder and Sahara Builders, LLC became the purchaser of said property for the sum of Two Hundred Thirty-One Thousand and 00/100 ($231,000.00) Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, J. Timothy Street, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Sahara Builders, LLC ("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:

> Being Lot Number 117, Aarons Cress, Phase 1-A, a Cluster Lot Development of record in Plat Instrument Number 20061219-0156396, Register's Office for Davidson County, Tennessee, of which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to James Hampton and wife, Linda Hampton, by deed from Hermitage Developers, Inc., a Tennessee Corporation, dated April 24, 2007, of record in Instrument Number 20070425-0049410, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Tennessee Commerce Bank by Deed of Trust of record in Instrument No. 20070425-0049411, said Register's Office.
>
> James R. Hampton and James Hampton are one in the same person.
> Linda M. Hampton and Linda Hampton are one in the same person.
>
> Property Address:
> 121 Aarons Cress Blvd.
> Hermitage, Tennessee 37076

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. Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20061219-0156396, Register's Office for Davidson County, Tennessee.
2. Property is subject to Restrictive Covenants contained in Instrument Number 20060131-0012116, Register's Office for Davidson County, Tennessee.
3. Property is subject to easement for ingress-egress to Chas Barham et al, Book 5052, Page 201, and in Book 6264, Page 260, said Register's Office.
4. Property is subject to easement for sanitary sewer/storm drains to Metro Government Book 11643, Page 669, 672 and 675, said Register's Office.
5. Property is subject to a Storm Water Detention Agreement in Instrument Number 20060517-0058051, said Register's Office.

6. Property is subject to Charter of Homeowner's Association of record in Instrument Number 20060131-0012115, Register's Office for Davidson County, Tennessee.
7. Property is subject to By-Laws of Homeowner's Association of record in Instrument Number 20060131-0012116, Register's Office for Davidson County, Tennessee.
8. County property taxes for the year 2008 are a lien, but not yet due and payable.
9. Any and all restrictions, conditions, and easements of record.
10. Subject to any and all building and zoning regulations of City, County, and State.
11. 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 way 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 19th day of March, 2008.

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 19th day of March, 2008.

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

NOTARY PUBLIC

My Commission Expires: 7-31-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration paid for this property is Two Hundred Thirty-One Thousand and 00/100 ($231,000.00) 00/100 Dollars.

J. Timothy Street, Successor Trustee

Witness my hand and seal this 19th day of March, 2008.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

My Commission Expires: 7-3-11

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

