NEW OWNER

SEND TAX BILLS TO:
KENNETH R. BENNETT
134 FOURTH AVENUE NORTH
FRANKLIN, TN 37064

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

Davidson County DEEDTRS
Recvd: 03/27/08 13:29 3 pgs
Fees:18.00 Taxes:370.00
20080327-0030849

Map 61 Parcel 37

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, THOMAS P. HAUGHNEY, by Deed of Trust dated February 10, 1998, of record in Book 10791, Page 264, Register's Office for Davidson County, Tennessee, conveyed to James L. Beckner, Trustee, certain real property situated and lying in Davidson County, Tennessee; and,

WHEREAS, the conveyance was made for the purpose of securing the payment to Hot Hits, Inc. of an indebtedness therein set out and described; and

WHEREAS, Hot Hits, Inc., assigned its interest in and to said mortgage to Homer Flatt, by Assignment of record at Instrument No. 20050329-0033800, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Homer Flatt is the owner and holder of the indebtedness secured by the Deed of Trust; and

WHEREAS, the original Trustee has tendered his resignation; and by Appointment of Substitute Trustee, dated October 5, 2007 of record in Book 2847, Page 384, Register's Office for Davidson County, Tennessee, Homer Flatt did convey all of the rights, powers and privileges of the original Trustee as named in the Deed of Trust unto the undersigned, Michael Clemons, Substitute Trustee; and

WHEREAS, acting pursuant to the demand made by Homer Flatt, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Substitute Trustee, Michael Clemons, Substitute Trustee, duly advertised and sold the property hereinabove described at the front door of the Register of Deeds Office in Nashville, Davidson County, Tennessee, on March 25, 2008, at 10:00 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to Kenneth R. Bennett at and for the sum

of $100,000.00, the receipt of which is hereby acknowledged.

NOW, THEREFORE, I, MICHAEL CLEMONS, Substitute Trustee, have this day bargained and sold, and by these presents do hereby transfer and convey unto Kenneth R. Bennett his heirs and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Taggartwood Subdivision, as of record in Plan Book 4175, page 60, Register's Office for said County, described as follows:

Lot No. 3: BEGINNING at a point on the northerly margin of Taggartwood Road at the corner of Lots 3 & 4; thence with a line between Lots 3 & 4, northwardly 274.37 feet to a point; thence southeastwardly 246.4 feet to a point on the westerly margin of Granny White Pike; thence with said Pike southerly 230.99 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, southwestwardly 39.27 feet to the northerly margin of Taggartwood Road; thence with said Road westwardly 220.71 feet to the point of beginning.

BEING the same property conveyed to Thomas P. Haughney and wife, Patricia B. Haughney by deed from Charles W. Hawkins, Wilbur Sensing and Rochard D. Speight, Trustee of the Woodmont Christian Church of record in Book 5567, page 125, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Kenneth R. Bennett his heirs and assigns, in fee simple, forever.

I further transfer, assign and convey unto Kenneth R. Bennett his and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise. It is the express intention of Grantor and Grantee hereunder that no merger of title shall occur between the title acquired by Grantee hereunder and any other deed of trust or lien held by Grantee against said property and said deeds of trust and liens shall remain valid and continuing

deeds of trust and liens in and to the property described herein.

This conveyance is made subject to any and all real property taxes and subject to any prior mortgages of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY SIGNATURE hereto this 27th day of March, 2008.

MICHAEL CLEMONS
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, MICHAEL CLEMONS, 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 therein contained.

WITNESS MY HAND this 27th day of March, 2008.

Sandy L. Kemp STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-09-12

My Commission Expires JAN. 9, 2012

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The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED to before me this 27th day of March, 2008.

Sandy L. Kemp STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires JAN. 9, 2012