Davidson County DEEDTRS
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Fees:18.00 Taxes:370.00

20080331-0031828

This instrument was prepared by:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101
Hendersonville, Tennessee 37075

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Affiant

Subscribed and sworn to before me on this 28th day of March, 2008.

Notary Public
My Comm. Expires: 8/22/11

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

New Owner Address	**Send Tax Bills To:**	**Map/Parcel:**
DB&B Investments	**DB&B Investments**	**06111018000**
Suite 900-222	**Suite 900-222**	
2020 Fieldstone Pkwy	**2020 Fieldstone Pkwy**	
Franklin, TN 37069	**Franklin, TN 37069**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS*, W.H. Dorris**, by Deed of Trust (the "Deed of Trust***") dated July 6, 2007, of record as Instrument No. 20070710-0082105 Register's Office for Davidson County, Tennessee, conveyed to **Overland Title Company**, 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 **DB&B Investments**; and

WHEREAS, by Appointment of Substitute Trustee dated February 15, 2008, of record as Instrument No. 20080219-0016092 Register's Office for Davidson County, Tennessee, **DB&B Investments** appointed **RONALD B. BUCHANAN** as the Substitute Trustee, pursuant to the authority contained in the Deed of Trust; 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 Record* on March 7, 2008, March 14, 2008 and March 21, 2008; 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 front door of the Davidson County Courthouse in Nashville, Tennessee at 12:00 noon on March 28, 2008, and **DB&B Investments,** a Tennessee general partnership (hereinafter "*Grantee*") being the highest and best bidder thereof, became the purchaser of said property for an offset of *One Hundred Thousand and 00/100 Dollars ($100,000.00)* against the indebtedness owing to it by W.H. DORRIS.

NOW, THEREFORE, RONALD B. BUCHANAN, 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, **DB&B Investments,** 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. 1 on the Re-Subdivision of Lots 5 & 6 of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, of record in Plat Book 8250, Page 822, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to R. B. Huffine and W.H. Dorris by deed of record in Book 10660, Page 322, Register's Office for Davidson County, Tennessee. R. B. Huffine conveyed his interest to W. H. Dorris by Quitclaim Deed of record as Instrument Number 20060801-0093490, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1020 Curdwood Avenue, Nashville, Davidson County, Tennessee.

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 all other exemptions, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same. RONALD B. BUCHANAN, as Trustee, and not otherwise, warrants the title to said property to the Grantee, his heirs 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 28th day of March, 2008.

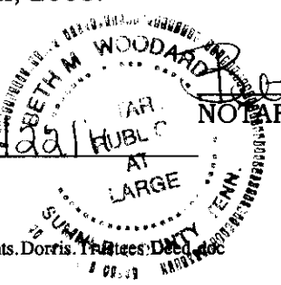
Ronald B. Buchanan, Trustee

RONALD B. BUCHANAN, *Substitute Trustee*

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, Substitute Trustee, the within named bargainor, 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 Notarial Seal at office in Hendersonville, Tennessee, on this the 28th day of March, 2008.



NOTARY PUBLIC

My Comm. Expires: 08-22-11

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