Name and address of new owner:
JKJB, LLC
Law Offices of Krasnow & Krasnow
35 Cannon Street
Bridgeport, CT 06604

Send Tax Bills To:
Same

Davidson County DEEDTRS
Recvd: 04/22/08 08:59 3 pgs
Fees:18.00 Taxes:131.41
20080422-0040892

This Instrument Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

MAP/GROUP/PARCEL: 081-11-0 586.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 2, 2000, recorded in Instrument No.20000811-0079887, Register's Office, Davidson County, Tennessee, Nicole B. Grisby, a single woman, conveyed to Advantage Title & Escrow, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was assigned by Instrument No.20080107-0001977, said Register's Office; and

WHEREAS, by instrument dated March 4, 2008, and recorded in Instrument No.20080312-0024704, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 29 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in ***The Nashville Business Journal***, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 21, March 28, and April 4, 2008, stating that on April 18, 2008, at 12:15 PM, in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Sommet Center, formerly known as the Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry

and sold said property to **JKJB, LLC**, its successors and assigns for $35,516.21, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **JKJB, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being the northerly one-half and the southerly one-half of Lot No.173, on the Plan of D.T. McGavock's Addition, of record in Plat Book 21, page 41, said Register's Office.

SAID northerly one-half and southerly one-half front together 50 feet on the westerly side of 12th Avenue North (formerly Florence Street) and extends back between parallel lines 154 feet to an alley in the rear.

DEED REFERENCE:
Being the same property conveyed to Nicole B. Grisby by deed of record in Book 11393, page 470, Register's Office for Davidson County, Tennessee.

This description was taken from the previous deed.

TAX MAP-PARCEL NO.: 081-11-0 586.00
PROPERTY ADDRESS: 1537 12th Avenue North, Nashville, Tennessee 37206, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 21st of April, 2008.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 21st of April, 2008.

Kay E. Farmer
Notary Public

My Commission Expires: 7-24-2010

KAY E. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,516.21.

Affiant

Subscribed and sworn before me, this 21st day of April, 2008.

Notary Public

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-24-2010

File #64806