THIS INSTRUMENT PREPARED BY:
Trey Cain
CAIN & ASSOCIATES, PLLC
501 Corporate Centre Drive, Ste. 280
Franklin, TN 37064
615-778-9675

Name and Address of New Owner: **Richard Spencer** **1328 Oak Valley Drive** **Mt. Juliet, TN 37122**	Davidson County DEEDTRS Recvd: 06/26/08 15:58 2 pg: Fees:13.00 Taxes:679.88 20080626-0066114
Send Tax Bills to: **NEW OWNER**	
Property Address: **709 Keeton Coourt** **Old Hickory, TN 37138**	**Map and Parcel Numbers:** **043040A01700CO**

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 17th day of June, 2008, by and between Trey Cain, Substitute Trustee ("Substitute Trustee"), and Richard D. Spencer, (the "Grantee").

WHEREAS, by a Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement, dated January 20, 2006 and filed for record January 25, 2006, which said Deed of Trust was modified and recorded as Instrument # 20060901-0108207 on September 1, 2006, of record in Instrument # 20060125-0009502 (Lot 7 River Landing Subdivision), in the Register's Office for Davidson County, Tennessee, Classic Homes BOS, LP, a Tennessee limited partnership, conveyed to R. Dale Floyd, Trustee for Pinnacle National Bank (formerly known as Cavalry Banking)("Lender"), the hereinafter described real estate, to secure payment of a Promissory Note ("Note") dated January 20, 2006, and all other obligations owed to Lender as described in the Deed of Trust; and

WHEREAS, the holder of said Note appointed the Grantor as Substitute Trustee in accordance with the terms and conditions of said Deed of Trust in an instrument of record in Instrument # 20080530-0055275, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Substitute Trustee to sell said property, as provided by said Deed of Trust, the Substitute Trustee did advertise the time, place, and terms thereof in the Tennessean — Davidson AM having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 31st day of May, 2008 at Two O'clock (2:00) P.M., the Substitute Trustee offered said property for sale on site at 709 Keeton Court, Old Hickory, TN 37138, and sold said property to Grantee at the price of One Hundred Eighty Three Thousand Seven Hundred Fifty and No/00 ($183,750.00) Dollars (the "Bid"), this being the highest and best bid.

NOW, THEREFORE, the said Trey Cain, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the Bid, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the Grantee, its/their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT No. 7, ON THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION I, PHASE I, FORMERLY KNOW AS WINDSTAR ESTATES, SECTION I, PHASE I, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20060728-0091763, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CLASSIC HOMES, BOS, LP, FROM LAKEWOOD R3, LLC (ERRONEOUSLY REFERRED TO AS LAKEWOOD/RS,LLC IN PRIOR DEED) BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 2006090101-0108206, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto Grantee, its/their successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the Grantor, does hereby transfer, assign, and setover unto Grantee, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise.

WITNESS my hand on this 17th day of June, 2008.

Trey Cain, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Trey Cain**, as said Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 17th day of June, 2008.

FATIMA E. ROBERTSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: Commission Expires November 28, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $183,750.00.

Subscribed and sworn to before me, this the 17th day of June, 2008.

FATIMA E. ROBERTSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: Commission Expires November 28, 2011