Davidson County DEEDTRS
Recvd: 07/21/08 11:17 2 pg
Fees:13.00 Taxes:347.80
20080721-0074448

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 6
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

Midsouth Bank
Attn: Pam Waddey
PO Box 7100
Murfreesboro, TN 37133

Send Tax Bills To:

Same

Tax Map 174-11; Group A; Parcel 459
Tax Map 174-11; Group A; Parcel 458
Tax Map 174-11; Group A; Parcel 457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Signature Partnership, LLC, a Tennessee Limited Liability Company, by Deed of Trust recorded in Instrument No. 20060314-0029153, in the Register's Office for Davidson County, Tennessee, conveyed to J. Ben Weatherford, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness owed to MIDSOUTH BANK and for the performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed M. B. MURFREE, IV of MURFREE & MURFREE, PLLC, as Substitute Trustee by instrument recorded in Instrument No. 20080603-0056570, in 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 said 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 July 17, 2008 at 10:00 A.M. at the R Door 6th and Broadway, of the Davidson County Courthouse of Davidson County, Tennessee; 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Midsouth Bank was the highest and best bidder and became the purchaser of said property at and for the sum of ninety-four thousand and no/100 ($94,000.00) Dollars in secured indebtedness.

NOW, THEREFORE, in consideration of the premises, the undersigned, M. B. Murfree, IV, of Murfree & Murfree, PLLC , as Substitute Trustee, does hereby grant, bargain, sell and convey to Midsouth Bank, ("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:

Land in Davidson County, Tennessee, being all of Lot No. 364, 365 & 366 on the Plan of Final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown on plat of record in Instrument No. 20060216-0018813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Signature Partnership, LLC, by Warranty deed dated March 10, 2006 of record in Instrument No. 200603140029152, Register's Office for Davidson County, Tennessee.

The Property is conveyed free from all legal, statutory and equitable rights of redemption, and all other rights or exemptions of every kind, all of which are expressly waived in the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Substitute Trustee as to any matter whatsoever. Said Property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust.

IN WITNESS WHEREOF, M. B. MURFREE, IV of Murfree & Murfree PLLC, as Substitute Trustee, has caused this instrument to be executed this 17th the day of July, 2008.

Murfree & Murfree PLLC

By: M.B. Murfree
M. B. Murfree, IV, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named M.B. Murfree, IV, a Member of Murfree & Murfree, PLLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Substitute Trustee executed the within instrument (SUBSTITUTE TRUSTEE'S DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 17th day of July, 2008.

Danielle Marie Crane
Notary Public

My commission expires: 6/21/09

Danielle Marie Crane STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

M.B. Murfree
Affiant

Sworn to and subscribed before me,
this 17th day of July, 2008.

Danielle Marie Crane
Notary Public
My commission expires: 6/21/09

Danielle Marie Crane STATE OF TENNESSEE NOTARY PUBLIC Rutherford County