Address New Owner:	Send Tax Bills To:	Map/Parcel Number
First Bank 200 Fourth Avenue North, Suite 100 Nashville, TN. 37219	Same	043 04 0A 003.00
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Classic Homes BOS, LP, by Construction Deed of Trust, Assignment of Rents and Security Agreement dated September 7, 2007, of record as Instrument No. 20070911-0108811 (the "Deed of Trust"), transferred and conveyed to Investors Title, Trustee, the property described in Exhibit "A" hereto (the "Property"), Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20080506-0046737, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock ante meridian (11:00 a.m.), August 1, 2008, at the main door of the Davidson County Courthouse located at 1 Public Square, in Nashville, Tennessee, when and where FirstBank, a Tennessee banking corporation ("Grantee"), became the last and highest bidder for cash at the price of Eighty-Five Thousand Dollars ($85,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDTRS
Recvd: 08/22/08 14:28 3 pgs
Fees:18.00 Taxes:314.50
20080822-0086685

The actual consideration for this transfer is $85,000.00.

Emily Brown
Affiant

Subscribed and sworn to before me, this the 4TH day of August, 2008.

Barbara Kimmins
NOTARY PUBLIC
My Commission Expires: 8/23/2011

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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030375-212 08/04/08

are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to Grantee and Grantee's successors and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

This is improved property known as 623 Keeton Avenue, Old Hickory, Davidson County, Tennessee, 37138

Words used herein indicating number or gender shall be read as context may require.

Dated this 4th day of August, 2008.

Charles S. Sanger, Trustee

Charles S. Sanger, as Successor Trustee, and
not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of August, 2008.

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Barbara Kimmins

Notary Public

My Commission Expires: 8/23/2011

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of River Landing, Section 1, Phase 1 (formerly Windstar Estates) of record in Instrument No. 20060918-0115492, Register's Office of Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Classic Homes BOS, LP by deed of record in Instrument No. 20061005-0123724, said Register's Office.