Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Virgil Ray 901 8th Avenue South Nashville, TN 37203	Same	081-03-0 120.00
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (EHB) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Southeast Real Estate Development, LLC, by Deed of Trust dated May 25, 2007, of record as Instrument No. 20070613-0070852 (the "Deed of Trust"), transferred and conveyed to Investors Title Company, 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 Nos. 20080731-0078520, 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 ten-thirty o'clock ante meridian (10:30 a.m.), August 22, 2008, at the main door of the Davidson County Courthouse located at 1 Public Square, in Nashville, Tennessee, when and where Virgil Ray ("Grantee"), became the last and highest bidder for cash at the price of Twenty-Nine Thousand Dollars ($29,000.00).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $29,000.00.

Affiant

Subscribed and sworn to before me, this the 28TH day of August, 2008.

NOTARY PUBLIC
My Commission Expires: 8/23/2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. BARBARA KIMMINS

1937761 v1
030375-222 08/22/08

Davidson County DEEDTRS
Recvd: 08/29/08 10:58 3 pgs
Fees:18.00 Taxes:107.30

20080829-0088909

NOW, THEREFORE, in her 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 are acknowledged, Emily H. Bowman, 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 her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Emily H. Bowman, 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 her. 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 2131 14th Avenue North, Nashville, Davidson County, Tennessee.

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

Dated this 28th day of August, 2008.

Emily H. Bowman, 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 Emily H. Bowman, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of August, 2008.

BARBARA KIMMINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 8/23/2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 23, Buena Vista, Block 30, as shown on plat of record in Plat Book 57, page 26 thru 27, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Southeast Real Estate Development, LLC by Warranty Deed of record as Instrument No. 20070613-0070851, said Register's Office.