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Davidson County DEEDTRS
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20081008-0102157

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) GRP, Loan LLC	(NAME) GRP, Loan LLC	042-09-0 001.00
(STREET ADDRESS OR ROUTE NUMBER) 445 Hamilton Ave	(STREET ADDRESS) 445 Hamilton Ave	
(CITY) (STATE) (ZIP) White Plains, NY 10601	(CITY) (STATE) (ZIP) White Plains, NY 10601	

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on July 24, 2008, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated April 25, 1997, and recorded on May 5, 1997, in Book **10441**, Page **313**, Register's Office for DAVIDSON County, Tennessee (the "Deed of Trust"), **NORDEAN S. COPAS and EDITH M. COPAS** (collectively "Borrower") conveyed to William S. Carman, Sr., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on April 25, 1997 (the "Note"), which obligation is presently held and owned by **GRP Loan, LLC**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Everett L. Hixson, Jr., was duly appointed as Successor Trustee in the place and stead of William S. Carman, Sr., said appointment being set forth in Instrument Number **20071205-0140757** said Register's Office; and

WHEREAS, the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in the The Nashville Record that the Property would be sold on **July 24, 2008**, at 11:00 AM at the door of the DAVIDSON County Courthouse, Nashville, Tennessee, such advertisement appearing in said newspaper on **05/30/08, 06/06/08 AND 06/13/08**, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of DAVIDSON County, Nashville, Tennessee, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the Property for sale, and after opening the floor for competitive bids, sold said Property to **GRP Loan, LLC** at the price of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, I, Everett L. Hixson, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **GRP Loan, LLC** ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in DAVIDSON County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NOS. 1 AND 2 ON THE PLAN OF BONNIE BRAE SUBDIVISION, SECTION 1, OF RECORD IN PLAN BOOK 2330, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL, SURVEYOR, DATED JULY 23, 1975, REVISED AUGUST 20, 1975, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, AS WIDENED, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE

AND DAVIDSON COUNTY BY DEED OF RECORD IN BOOK 4855, PAGE 5, SAID REGISTER'S OFFICE, AND BEING THE SOUTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE NORTHEASTWARDLY 299.4 FEET TO A POINT, SAID POINT BEING LOCATED 11.5 FEET WEST OF THE COMMON REAR CORNER OF LOTS NO. 1 AND 2 ON THE ABOVE REFERENCED PLAN; THENCE WESTWARDLY, 189.4 FEET TO A POINT; THENCE SOUTHWARDLY 318.5 FEET TO THE NORTHWEST CORNER OF THE PARCEL CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE IN THE ABOVE REFERENCED DEED; THENCE, EASTWARDLY 104.0 FEET TO THE POINT OF BEGINNING.

826 Old Hickory Boulevard, Madison, TN 37115.

Borrower's source of title is that certain Warranty Deed dated June 11, 1977 from Gary D. Copas to NORDEAN S. COPAS and EDITH M. COPAS of record on November 14, 1977, in Book 5221, Page 757, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of DAVIDSON County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register's Office; and **(7)** any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Everett L. Hixson, Jr.
Successor Trustee

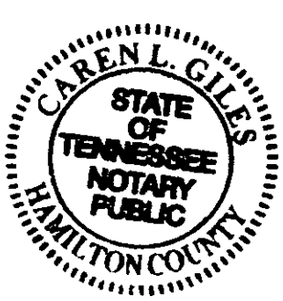
STATE OF TENNESSEE)
COUNTY OF HAMILTON

Before me, Caren L. Giles, of the state and county aforesaid, personally appeared Everett L. Hixson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Chattanooga, Tennessee this 22nd day of September, 2008.

Caren L. Giles
Notary Public

My commission expires:
Feb. 12, 2011



STATE OF TENNESSEE)
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed
before me this 22nd day of September, 2008.

Notary Public

My commission expires:
Feb. 12, 2011

