Davidson County DEEDTRS
Recvd: 11/10/08 11:14 3 pgs
Fees:18.00 Taxes:1017.50
20081110-0111257

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Grandview Ave, Inc. 1111 Metropolitan Avenue, Suite 1050, Charlotte, NC 28204	Same	119-05-0-104
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, SEI Environmental, Inc., a North Carolina corporation, by Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated November 29, 2001, of record as Instrument No. 20011203-0131999 (the "Deed of Trust"), transferred and conveyed to Julian L. Bibb, Trustee, and to Ronald G. Steen by Appointment of Successor Trustee of record as Instrument No. 20070821-0100228, 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. 20081017-0104518, 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.), November 7, 2008, at the main door of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, when and where GRANDVIEW AVE, INC. ("Grantee"), became the last and highest bidder for cash at the price of Two Hundred Seventy-Five Thousand and NO/100 Dollars ($275,000.00).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2008.

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

NOTARY PUBLIC
My Commission Expires: 8/23/2011

1992077 v1
109641-001 11/10/08

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 the Grantee and the Grantee's heirs, 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 heirs or 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 2506 Grandview Avenue, Nashville, Davidson County, Tennessee.

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

Dated this 7th day of November, 2008.

Emily H. Bowman

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 7th day of November, 2008.

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

Barbara Kimmins
Notary Public
My Commission Expires: 8/23/2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 482 & 483 of Grandview Heights Subdivision, of record in Plat Book 161, pages 14 & 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to SEI Environmental, Inc., by warranty deed from Keith L. Clodfelter, recorded as Instrument No. 200004170038263, in the Register's Office for Davidson County, Tennessee.