Davidson County DEEDTRS
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Fees:23.00 Taxes:203.39
20081117-0113229

This instrument prepared by:
WILLIAMS & PROCHASKA, P.C.(JRP)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
J2K Builders, Inc. P.O. Box 100453 Nashville, TN 37224	Same	150140B02000C0 150140B02100C0 150140B02200C0 150140B02300C0

SUCCESSOR TRUSTEE'S DEED (Hamilton Lots)

This instrument is made and entered into as of November 7, 2008, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and J2K Builders, Inc.

WHEREAS by Deed of Trust dated May 11, 2007, of record in Instrument No. 20060517-0057746, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), West End Homes, LLC conveyed to Donald R. Barrett, Jr., as Trustee, the hereinafter described real estate, to secure payment to Regions Bank for a promissory note (the "Note"); and

WHEREAS, the lawful holder of the Note, Regions Bank appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Instrument No. 20081001-0099553, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein,

and the Successor Trustee caused notice to be published in the *City Paper* that the property would be sold at 2:50 pm on November 7, 2008, at the Davidson County Courthouse steps, Nashville, Tennessee, such advertisement appearing in said paper on October 17, 24 and 31, 2008, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to J2K Builders, Inc. for the price of $54,971.43, this being the highest, last and best bid;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $54,971.43, by these presents do transfer to J2K Builders, Inc., its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to 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:

Being Lots Nos. 36, 37, 38 and 39 of
Hamilton Church Subdivision, as shown on plat of
record in Instrument No. 200508310104380, in the
Register's Office for Davidson County, Tennessee,
to which plat reference is hereby made for a more
complete and accurate description of said lots.

Being part of the same property conveyed to West End
Homes, LLC, by Warranty Deed from Homes by Design,
LLC by deeds of record in Instrument No. 200605170057739,
Register's Office for Davidson County, Tennessee.

Property Address: Lot Nos. 36, 37, 38 and 39
Hamilton Church Subdivision
Lot 36: 4552 Hamilton Lane, Antioch, Tennessee
Lot 37: 4548 Hamilton Lane, Antioch, Tennessee
Lot 38: 4544 Hamilton Lane, Antioch, Tennessee
Lot 39: 4540 Hamilton Lane, Antioch, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

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

Joseph R. Prochaska, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Bembrey, Notary Public of said County and State, Joseph R. Prochaska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this the 11th day of November, 2008.

Notary Public
My Commission Expires: 5.8.12

CONNIE BEMBREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 54,971.43.

Affiant

Sworn to and Subscribed before me this the 13th day of November, 2008.

Notary Public
My Commission Expires: 6-18-2012

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY