THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MVS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Davidson County DEEDTRS
Recvd: 11/20/08 08:20 5 pgs
Fees:28.00 Taxes:732.60
20081120-0114159

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s)	Send Tax Bills To	Map & Parcel Nos.
Branch Banking & Trust Company 4400 Harding Pike, Suite 204 Nashville, TN 37204	Same	Map 148 Parcel 42

WHEREAS, by Tennessee Deed of Trust, Security Agreement and Fixtures Filing dated January 25, 2008, of record in Instrument No. 20080303-0020564, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), HMJI, LLC, a Colorado limited liability company, conveyed the real property described on attached Exhibit A, which is incorporated herein by reference, together with the other property described in the Deed of Trust (collectively the "Property") to BB&T Collateral Service Corporation, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by Appointment of Successor Trustee dated September 17, 2008, of record in Instrument No. 20080923-0096874, said Register's Office, MOLLY V. SHASTEEN was appointed Successor Trustee under the Deed of Trust (the "Successor Trustee"); and

WHEREAS, default occurred under the terms and conditions of the Deed of Trust; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Successor Trustee gave notice of the time and place of a sale of the Property, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing a notice of sale in the Davidson A.M. Paper, a newspaper published in Davidson County, Tennessee, said notice being first published on published on October 3, 2008 and thereafter published on October 10, 2008 and October 17, 2008, with said notice advertising the sale of the Property to be held on October 24, 2008, at 10:00 A.M.; and being postponed until November 17, 2008, at 10:00 A.M.; and

WHEREAS, on November 17, 2008, at 10:00 A.M. at the Davidson County Register of Deeds main entrance to the Sommet Center, 501 Broadway, Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Property was offered for sale in the manner provided in said notice and in the Deed of Trust, and the Successor Trustee received a bid of One Hundred Ninety-Eight Thousand and No/100ths Dollars ($198,000.00), which bid was the last, highest and best bid, and payment has been made by credit upon the Indebtedness, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as provided herein, I, MOLLY V. SHASTEEN, Successor Trustee, hereby bargain, sell, transfer and convey the Property unto Branch Banking & Trust Company, a North Carolina banking corporation, and its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Successor Trustee therein and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from the right of redemption (statutory or otherwise), the equity of redemption, homestead, dower, elective or distributive share, any right of appraisement or valuation and all other rights and exemptions of the grantor of the Deed of Trust, all of which were expressly waived therein, and subject only to liens, easements, encumbrances, liens for property and other taxes, rights of redemption of taxing entities and other matters that are prior in right to the lien and security title of the Deed of Trust. Without limiting the foregoing, the Property is or may be subject to:

(1) Tennessee Deed of Trust, Security Agreement and Fixtures Filing of record in Instrument No. 20080306-0022381, Register's Office for Davidson County, Tennessee.

(2) Notice of Mechanics' and Materialmen's Lien dated May 30, 2008 and filed by Johnson Lawn & Landscape, Inc. of record in Instrument No. 20080530-0055106, said Register's Office.

This is improved property known as 2315 Antioch Pike, Antioch, Tennessee 37013.

I, Molly V. Shasteen, Successor Trustee, hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Successor Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the claims of all persons claiming by, through or under me as such Successor Trustee, but no further or otherwise.

WITNESS my hand as Successor Trustee on this 17th day of November, 2008.

MOLLY V. SHASTEEN, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $198,000.00.

Affiant

Sworn to and subscribed before me this 17th day of November, 2008.

MARY JAN DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission Expires: 3/20/10

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Molly V. Shasteen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of November, 2008.

MARY JAN DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission Expires: 3/20/10

EXHIBIT A

A tract of land located in the 5th Civil District, Nashville, Davidson County, Tennessee, lying between Interstate Highway I-24, Antioch Pike, Blue Hole Road, and Haywood Lane, more particularly described as follows:

BEGINNING at a point situated in the southerly margin of Antioch Pike, said point being the northeast corner of the property herein described;

Thence, leaving said Antioch Pike, S 16° 00' W, 189.70 feet to a point situated in the center line of Mill Creek;

Thence, N 81° 32' W, 437.90 feet;

Thence, N 31° 57' W, 332.00 feet;

Thence, N 87° 41' W, 346.00 feet;

Thence, N 43° 15' W, 230.00 feet;

Thence, N 33° 19' W, 395 feet to a point situated in the center of a drain;

Thence, N 18° 50' W, 145.84 feet;

Thence, N 80° 39' 27" E, 128.25 feet;

Thence, S 65° 37' 38" E, 66.60 feet;

Thence, N 56° 04' 36" E, 76.29 feet;

Thence, N 70° 26' 13" E, 212.54 feet to a point situated in the southerly margin of Antioch Pike;

Thence, along said right-of-way, S 43° 09'09" E, 852.79 feet to a point;

Thence, around a curve to the left having a central angle of 19° 28' 32", a radius of 1,462.00 feet, a length of 496.95 feet, a chord of S 52° 53' 25" E, 494.56 feet to the point of beginning and containing 14.02 acres of land, more or less.

Being the same property conveyed to H.M.J.I. LLC by Deed from Music City Athletic Association, Inc. of record in Instrument No. 20080303-0020563, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Music City Athletic Association, Inc. by Installment Deed from Betty G. Brent d/b/a Brent Bonding Company, of record in Book 9616, page 118 and re-recorded in Book 10316, page 78, dated March 10, 1995, Register's Office for Davidson County, Tennessee.

This is improved property known as 2315 Antioch Pike, Antioch, Tennessee 37013.