Davidson County DEEDTRS
Recvd: 11/26/08 15:35 8 pgs
Fees:43.00 Taxes:10360.00
20081126-0116071

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (NCH)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Name and Address New Owner(s):	Send Tax Bills To:	Map & Parcel Numbers:
Trust One Bank 1715 Aaron Brenner Drive Memphis, Tennessee 38120	SAME	Davidson County: Map 76-1, Parcel 82 Map 76-1, Parcel 83 Wilson County: Map 74-0, Parcel 1.01

TRUSTEE'S DEED

WHEREAS, a default occurred under the terms and conditions provided for in that certain Construction Deed of Trust dated May 22, 2006, executed by Latting Road Partners, LLC, a Tennessee limited liability company, to George M. Klepper, III, Trustee, of record as Instrument No. 20060524-0060885, Register of Deeds for Davidson County, Tennessee and in Book 1182, page 2015, Register of Deeds for Wilson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Deed of Trust covers real property located in Davidson and Wilson Counties, Tennessee, known as a portion of Heritage Hills Townhomes, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (hereinafter the "Real Property");

WHEREAS, N. Courtney Hollins has been appointed as Successor Trustee (the "Successor Trustee") pursuant to instrument of record in Instrument Number 20080609-0058823, Register of Deeds for Davidson County, Tennessee, and in Book 1311, page 983, Register of Deeds for Wilson County, Tennessee;

WHEREAS, Trust One Bank is the owner and holder of the indebtedness secured by said Deed of Trust, and as such has authorized the Successor Trustee to act in accordance with the powers given the Successor Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, N. Courtney Hollins, Successor Trustee, caused the Real Property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said Real Property would be sold at 10:00 o'clock A.M. Central Standard Time on November 19, 2008, in the lobby of the Davidson County Courthouse, Davidson County, Tennessee, to be auctioned off and sold to the highest, best and last bidder for cash, subject to any and all matters shown on applicable recorded plat or plan, any unpaid taxes which exist as a lien against said property, including without limitation, city and county property taxes, any restrictive covenants, easements or setback lines that may be applicable, any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights or redemption of any governmental agency, state or federal, and any prior liens, encumbrances or other matters that may exist against the property, and subject to any matter that an accurate survey of the premises might disclose, and sold "**As Is, Where Is**" concerning the condition of the Real Property; and

WHEREAS, the Successor Trustee personally appeared and offered the Real Property for sale at public outcry and the highest, best and last bid received was the sum of TWO MILLION EIGHT HUNDRED THOUSAND AND 00/100ths Dollars ($2,800,000.00) from TRUST ONE BANK (hereinafter referred to as the "Grantee"), and said Real Property was auctioned off and sold to the Grantee for said amount;

NOW, THEREFORE, in consideration of the premises, the sum of TWO MILLION EIGHT HUNDRED THOUSAND AND 00/100ths Dollars ($2,800,000.00), cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which are hereby

acknowledged, N. Courtney Hollins, Successor Trustee, has this day bargained and sold and, by these presents, does transfer and convey the Real Property, as described above and in Exhibit A, to Grantee, its successors, and assigns.

TO HAVE AND TO HOLD the Real Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Successor Trustee conveys said Real Property subject to any and all matters shown on applicable recorded plat or plan, any unpaid taxes which exist as a lien against said property, including without limitation, city and county property taxes, any restrictive covenants, easements or setback lines that may be applicable, any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights or redemption of any governmental agency, state or federal, and any prior liens, encumbrances or other matters that may exist against the property, and subject to any matter that an accurate survey of the premises might disclose, and sold "**As Is, Where Is**" concerning the condition of the Real Property. It is the intention of the Successor Trustee to convey to Grantee no greater title in the subject Real Property than she received as Successor Trustee.

[signature appears on following page]

Witness my hand this 26th day of November, 2008.

N. Courtney Hollins, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this County, N. Courtney Hollins, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2008.

Patricia A. Ray
NOTARY PUBLIC

My Commission Expires: July 5, 2011

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,800,000.00.

AFFIANT

Subscribed and sworn before me on this 26th day of November, 2008.

NOTARY PUBLIC

My Commission Expires: July 5, 2011

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

EXHIBIT A

(Property Description)

Land lying in the Ninety-Ninth Councilmanic District of Hermitage, Davidson County, Tennessee and the First Civil District of Wilson County, Tennessee being the same property conveyed to Rusco Company of record in Instrument 20041102-0132114, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin (set) in the southerly Right of Way of Lebanon Pike (104'R.O.W.), also being the northeasterly corner of the hereon described tract;

Thence along or near the westerly and southerly lines of Purvi Petroleum, LLC of record in Instrument 20020311-29914, and R.O.D.C. the next three (3) courses and distances:

Thence, along a curve to the right having a radius of 25.00 feet and a central angle of 17°27'39", being subtended by a chord which bears South 08°00'30" West, a distance of 7.59 feet, having an arc distance of 7.62 feet to an iron pin (found);

Thence, South 16°44'20" East, a distance of 176.99 feet to an iron pin (found);

Thence, North 75°30'24" East, a distance of 141.53 feet to an iron pin (found);

Thence, along or near the westerly line of Charles Rowlett of record in Instrument 20040819-100399, R.O.D.C. South 06°02'20" West, a distance of 311.87 feet to an iron pin (set);

Thence, along or near the westerly and southerly lines of Oak Creek Subdivision of record in Plat Book 5200, Page 96, R.O.D.C. the next three (3) courses and distances:

Thence, South 07°50'23" West, a distance of 487.69 feet to a concrete monument (found);

Thence, South 85°04'47" East, a distance of 1137.42 feet to an iron pin (found);

Thence, South 85°58'50" East, a distance of 436.12 feet to an iron pin (set);

Thence, along or near the westerly line of Harold Crye of record in Deed Book 839, Page 543, R.O.W.C. South 08°47'30" West, a distance of 1091.78 feet to an iron pin (found);

Thence, along or near the northerly line of Eva Richardson of record in Deed Book 7212, Page 133, R.O.D.C. and the northerly line of Hickory Hill of record in Plat Book 4860, Page 43, R.O.D.C. South 87°59'13" West, a distance of 1114.86 feet to an iron pin (found);

Thence, along or near the easterly lines of Tulip Grove Woods, Phase 1 of record in Plat Book 6200, Page 69, R.O.D.C. the next four (4) courses and distance:

Thence, North 12°14'50" West, a distance of 300.00 feet to a concrete monument (found);

Thence, North 65°26'51" West, a distance of 190.08 feet to a concrete monument (found);

Thence, North 29°35'52" West, a distance of 158.36 feet to a concrete monument (found);

Thence, North 78°30'31" West, a distance of 339.46 feet to a concrete monument (found);

Thence, along the easterly lines and southerly line of Anthony King of record in Deed Book 10540, Page 916, R.O.D.C. the next four (4) courses and distances:

Thence, North 07°07'08" East, a distance of 223.15 feet to a 1" pipe (found);

Thence, North 08°07'26" East, a distance of 154.22 feet to a 1" pipe (found);

Thence, North 06°43'13" East, a distance of 458.39 feet to an iron pin (set) at a cedar stump;

Thence, North 81°54'32" West, a distance of 384.85 feet to an iron pin (found);

Thence, along or near the easterly lines of Nashville Broadband, LLC of record in Instrument 20010507-0046909, R.O.D.C. and The Oaks of Lakeview of record in Instrument 20040913-0110079, R.O.D.C. the next three (3) courses and distances:

Thence, North 08°17'49" East, a distance of 52.43 feet to an iron pin (found);

Thence, North 08°08'39" East, a distance of 268.27 feet to an iron pin (set);

Thence, North 04°17'07" East, a distance of 84.59 feet to an iron pin (set);

Thence, along or near the southerly and easterly lines of Ahmed Al/Kaifl of record in Deed Book 9928, Page 734, R.O.D.C. and Syda Ung of record in Instrument 20040609-68331, R.O.D.C. the next three (3) courses and distances:

Thence, North 75°32'56" East, a distance of 516.34 feet to an iron pin (found);

Thence, North 16°41'01" West, a distance of 175.22 feet to an iron pin (found);

Thence, along a curve to the left having a radius of 25.00 feet and a central angle of 15°02'29", being subtended by a chord which bears North 24°12'15" West, a distance of 6.54 feet, having an arc distance of 6.56 feet to an iron pin (set);

Thence, along a curve to the left having a radius of 3326.04 feet and a central angle of 0°53'37", being subtended by a chord which bears North 72°26'38" East, a distance of 51.88 feet, having an arc distance of 51.88 feet to the Point of Beginning.

Containing 2,275,760 Square Feet or 52.24 Acres, more or less.

Being the same property conveyed to Latting Road Partners, LLC, a Tennessee limited liability company by Quitclaim Deed dated May 22, 2006 from Rusco Company, a Tennessee general partnership, composed of William R. Hyneman, the ACH Trust and the RCH Trust, of record in Instrument No. 20060524-0060884, Register's Office for Davidson County, Tennessee, and Book 1182, page 2011, Register's Office for Wilson County, Tennessee.

Included in the above described property but expressly excluded therefrom is the following described property:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, on the Plan of Final Plat of Heritage Hills Townhomes, Phase I, of record in Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and as further described in the Master Deed of Heritage Hills Townhomes of record in Instrument No. 20070821-0100155, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Grand Developers, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20070927-0115328, Register's Office for Davidson County, Tennessee.