Davidson County DEEDTRS
Recvd: 12/22/08 12:19 4 pgs
Fees:23.00 Taxes:1850.00
20081222-0121849

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:
Jones Lands-L, LLC		

SUCCESSOR TRUSTEE'S DEED (Lots 17, 18, 57, 107)

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 Jones Lands-L, LLC.

WHEREAS by Deed of Trust dated August 13, 2007, of record in Instrument No. 20070824-0101850, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), West End Homes, LLC conveyed to K. Thomas Sidwell, 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. 20081001-0099556, 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 3:00 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 Jones Lands-L, LLC for the price of $500,000.00, 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 $500,000.00, by these presents do transfer to Jones Lands-L, LLC, 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:

> Land in Davidson County, Tennessee, being all of Lots 17, 18, 57 & 107 on the Final Plat of The Woodlands Subdivision, Phase Four, Section 1-B, of record in Instrument No. 20070705-0080225, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
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> Being part of the same property conveyed to West End Homes, LLC, a Tennessee limited liability company by Warranty Deed from The Woodlands at Old Hickory, Inc. of record in Instrument No. 20070824-0101849, Register's Office for Davidson County, Tennewssee.
>
> Property Address: Lot Nos. 17, 18, 57 & 107, The Woodlands Subdivision, Phase Four, Section 1-B
> Lot 17: 1645 Boxwood Drive, Nashville, Tennessee
> Lot 18: 1641 Boxwood Drive, Nashville, Tennessee
> Lot 57: 1632 Boxwood Drive, Nashville, Tennessee
> Lot 107: 1717 Boxwood Drive, Nashville, 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 a 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 8th day of December, 2008.

Notary Public
My Commission Expires: 5.8.12

CONNIE BEMBREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $ 500,000.00.

Affiant

Sworn to and Subscribed before me this the 19th day of Dec, 2008.

Notary Public
My Commission Expires: 10/16/11

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

