This instrument prepared by:
Lawless & Associates, P.C.
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Nashville, TN 37203

Davidson County DEEDTRS
Recvd: 01/12/09 12:29 3 pgs
Fees:18.00 Taxes:320.24
20090112-0002785

ADDRESS NEW OWNER:	MAP AND PARCEL NO.:	SEND TAX BILL:
Alpha Street Real Estate Development and Investments, LLC P.O. Box 281726 Nashville, TN 37228	Map 81-3 parcels 72 & 73	New Owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Southeast real Estate Development, LLC by Deed of Trust dated August 10, 2007, transferred to Bill Titus, Trustee certain property described in said Deed of Trust (hereinafter the "Property"), said Deed of Trust being filed for record at Instrument No. 20070816-0098219, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said appointment being filed for record at Instrument No. 20081015-0103873, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful owner and holder of the debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, initially offered the Property for sale to the highest bidder for cash, at public outcry at 10:30 a.m. on November 18, 2008 and continued until December 3, 2008 at 10:30 a.m. at the 501 Broadway, Nashville, Davidson County, Tennessee when and where **Alpha Street Real Estate Development, and** Investments, LLC (hereinafter the "Grantee") became the last and highest bidder for cash at a price of Eighty-Six Thousand Five Hundred Fifty-One and no/100 Dollars ($86,551.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, **Thomas W. Lawless, as Substitute Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. **The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied.**

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state of federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection and accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 5th day of December, 2008.

Thomas W. Lawless

Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas W. Lawless, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he is the appointed Substitute Trustee under the Deed of Trust and as such Substitute Trustee is authorized to execute this instrument and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2008.

Notary Public

My Commission Expires: May 22, 2010

ROBERT ADAM BR... 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 $86,551.00.

AFFIANT

Sworn and subscribed before me
this 8th day of ~~December, 2008~~ January, 2009

NOTARY
My commission expires: 5-22-2010

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. ...on Expires MAY 22 2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) Nos. 16 and 17, as shown on the map entitled H. N. Myers Plan, of record in Plat Book 21, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SOUTHEAST REAL ESTATE DEVELOPMENT, LLC, by deed from DONNELL D. JOHNSON, SR., UNMARRIED, of record as Instrument No. 20070816-0098218, dated August 10, 2007, said Register's Office. And also being part of the same property conveyed to ALPHA STREET REAL ESTATE DEVELOPMENT AND INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaimed Deed of record as Instrument No. 20080825-0087064, dated August 21, 2008, said Register's Office.

The address of the property is, upon best information and knowledge, believed to be 2203 15th Avenue North-Units A-E and 1500 Cecilia Avenue North, Nashville, Davidson County, TN