PICK-UP

Davidson County DEEDTRS
Recvd: 01/27/09 14:23 4 pgs
Fees:23.00 Taxes:3515.00
20090127-0007164

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
First Bank 200 Fourth Avenue North, Suite 100 Nashville, TN. 37219	Same	See Exhibit "B"
This instrument prepared by: Bradley Arant Boult Cummings, LLP(CSS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, GJR Development, LLC, a Tennessee limited liability company, by Tennessee Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing of record as Instrument No. 20060907-0111075, as modified by that certain First Amendment to Tennessee Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing of record as Instrument No. 20071113-0132859 (the "Deed of Trust"), transferred and conveyed to Investors Title Company., Trustee, the property described in Exhibit "A" attached hereto (the "Property"), Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20081029-0108087, said Register's Office; and

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

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven thirty o'clock ante meridian (11:30 a.m.), January 23, 2009, at the main door of the Davidson County Courthouse located at 1 Public Square in Nashville, Tennessee, when and where First Bank, a Tennessee banking corporation ("Grantee"), became the last and highest bidder for cash at the price of Nine Hundred Fifty Thousand Dollars ($950,000.00).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $950,000.00.

Barbara Kennard
Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2009.

Tamela Perkins
NOTARY PUBLIC
My Commission Expires: May 23, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 23, 2009

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NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs, successors and/or assigns.

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

Charles S. Sanger, as Successor 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. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

The real property is further described as the Spencer Hill Subdivision, Nashville, Davidson County, Tennessee.

Words used herein indicating number or gender shall be read as context may require.

Dated this 23rd day of January, 2009.

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela Elkins, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of January, 2009.

Pamela Elkins
Notary Public
My Commission Expires: May 23, 2009

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots) Nos. 1 thru 58, as shown on the map entitled Final Plat, Section Two, Spencer Hill, of record as Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to GJR Development, LLC, by deed of record as Instrument No. 20060306-0025276, and by deed of record as Instrument No. 20060306-0025277, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM are Lot Nos. 28, 29, 37, 40, 41, being further described in the deed of record as Instrument Nos. 20071205-0141043.

EXHIBIT "B"

Lot 1 - 162020A00100CO
Lot 2 - 162020A00200CO
Lot 3 - 162020A00300CO
Lot 4 - 162020A00400CO
Lot 5 - 162020A00500CO
Lot 6 - 162020A00600CO
Lot 7 - 162020A00700CO
Lot 8 - 162020A00800CO
Lot 9 - 162020A00900CO
Lot 10 - 162020A01000CO
Lot 11 - 162020A01100CO
Lot 12 - 162020A01200CO
Lot 13 - 162020A01300CO
Lot 14 - 162020A01400CO
Lot 15 - 162020A01500CO
Lot 16 - 162020A01600CO
Lot 17 - 162020A01700CO
Lot 18 - 162020A01800CO
Lot 19 - 162020A01900CO
Lot 20 - 162020A02000CO
Lot 21 - 162020A02100CO
Lot 22 - 162020A02200CO
Lot 23 - 162020A02300CO
Lot 24 - 162020A02400CO
Lot 25 - 162020A02500CO
Lot 26 - 162020A02600CO
Lot 27 - 162020A02700CO
Lot 30 - 162020A03000CO
Lot 31 - 162020A03100CO
Lot 32 - 162020A03200CO
Lot 33 - 162020A03300CO
Lot 34 - 162020A03400CO
Lot 35 - 162020A03500CO
Lot 36 - 162020A03600CO
Lot 38 - 162020A03800CO
Lot 39 - 162020A03900CO
Lot 42 - 162020A04200CO
Lot 43 - 162020A04300CO
Lot 44 - 162020A04400CO
Lot 45 - 162020A04500CO
Lot 46 - 162020A04600CO
Lot 47 - 162020A04700CO
Lot 48 - 162020A04800CO
Lot 49 - 162020A04900CO
Lot 50 - 162020A05000CO
Lot 51 - 162020A05100CO
Lot 52 - 162020A05200CO
Lot 53 - 162020A05300CO
Lot 54 - 162020A05400CO
Lot 55 - 162020A05500CO
Lot 56 - 162020A05600CO
Lot 57 - 162020A05700CO
Lot 58 - 162020A05800CO