PICK-UP

Davidson County DEEDTRS
Recvd: 02/04/09 10:57 5 pgs
Fees:28.00 Taxes:6660.00
20090204-0009523

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

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Numbers:
Branch Banking and Trust Company c/o Kevin M. Zemanski One Riverfront Plaza 401 West Main Street Louisville, Kentucky 40202	Same as Owner	159060A00100CO

TRUSTEE'S DEED

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust dated December 29, 2005, executed by Belew Group, LLC, a Tennessee limited liability company to BB&T Collateral Service Corporation, a Tennessee corporation, Trustee, of record as Instrument No. 20060105-0001884, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as Lot 1, Richland Woods Subdivision, 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 Substitute Trustee (the "Substitute Trustee") pursuant to instrument of record at Instrument Number 20081215-0120207, Register's Office for Davidson County, Tennessee;

WHEREAS, Branch Banking and Trust Company, a North Carolina banking corporation is the owner and holder of the indebtedness secured by said Deed of Trust, and as such has authorized the above-referenced Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, N. Courtney Hollins, Substitute 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. on January 29, 2009, at the front door 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 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 Substitute 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 One Million Eight Hundred Thousand and No/100 Dollars ($1,800,000.00) from Branch Banking and Trust Company, a North Carolina banking corporation (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 One Million Eight Hundred Thousand and No/100 Dollars ($1,800,000.00) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, N. Courtney Hollins, Substitute 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 Substitute 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 federl, and any prior liens, encumbrances or other matters that may exist against the property, and subject to any matter than 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 Substitute Trustee to convey to Grantee no greater title in the subject Real Property than she received as Substitute Trustee.

[SIGNATURES ON FOLLOWING PAGE]

Witness my hand this 3rd day of February, 2009.

N. Courtney Hollins, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared N. Courtney Hollins, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of February 2009.

BRENDI E. KAPLAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this conveyance is $1,800,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of February 2009.

Notary Public

My Commission Expires:

BRENDI E. KAPLAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 3, 2012

EXHIBIT A

(Property Description)

Land in Davidson County, Tennessee, Being Lot No. 1, on the Final Plat of Richland Woods Subdivision Cluster Lot Development, of record as Instrument No. 20051128-0142574, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Belew Group, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20051230-0157056, Register's Office for Davidson County, Tennessee.

The Belew Group, LLC, a Tennessee limited liability company, changed its name to Sound Barrier Properties, LLC, by Articles of Amendment filed with the Tennessee Secretary of State's Office, on October 9, 2008.