THIS INSTRUMENT PREPARED BY:
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Suite 301
761 Old Hickory Boulevard
Brentwood, Tennessee 37027

Davidson County DEEDTRS
Recvd: 03/06/09 16:21 3 pgs
Fees:18.00 Taxes:555.00
20090306-0020372

SUCCESSOR TRUSTEE ' S DEED

WHEREAS, by Deed of Trust, dated May 26, 2006, and recorded in Instrument No. 20060606-0066728, and the Assignment of Rents and Leases related thereto, of record in Instrument No. 20060606-0066729 (hereinafter referred to as the "Deed of Trust"), in the Register's Office of Davidson County, Tennessee, Thomas C. Guthrie conveyed to DeVan Ard, Jr., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, by instrument of record in Instrument No. 20090128-0007498, in said Register's Office, Reliant Bank, the lawful owner and holder of said indebtedness, appointed Peter Weiss, Successor Trustee, to succeed to all the rights, title and powers conferred on the Trustee originally named; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said Reliant Bank, as the creditor and holder of the said indebtedness, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by advertisement which appeared in The Tennessean newspaper on February 6th. , February 13th.; and, February 20, 2009, the sale was appointed to be held on the 6th. day of March, 2009, at 1:00 P.M. CST, at the main Sommet Center exterior entrance to the Office of the Davidson County Register of Deeds, said entrance being located at 501 Broadway, Nashville, Tennessee 37203; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Reliant Bank, whose address is 1736 Carothers Parkway, Suite 100, Brentwood, Tennessee 37027, at and for the sum of One Hundred Fifty Thousand and 00/100 ($ 150,000.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Reliant Bank, of the sum of money bid, said sum being credited to the indebtedness secured by the Deed of Trust, receipt of which is hereby acknowledged, the undersigned, Peter Weiss, Successor Trustee, does hereby bargain, sell and convey to the said Reliant Bank, its, successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

Being Unit No. 3A & 3B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee, to which exhibit reference is made for a more complete legal description.

Being the same property conveyed to Thomas Guthrie by Warranty Deed from Steve Chaisson, of record in Instrument No. 20060606-0066727, Register's Office for Davidson County, Tennessee.

Being improved property located at 600 and 602 McPherson Court South, Nashville, Tennessee 37221 (previously designated as, 600 A&B McPherson Court South, Nashville, Tennessee 37221).

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; to any and all other liens, interests and encumbrances, which take priority over the Deed of Trust upon which the foreclosure sale is had; and, any and all restrictive covenants, easements and/or set-back lines affecting the property.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Reliant Bank, its, successors and assigns, in fee simple forever, to whom the said Peter Weiss, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Peter Weiss, Successor Trustee, has hereunto set his hand and seal this 6th. day of March, 2009.

Peter Weiss, Successor Trustee

State of Tennessee)
County of Davidson)

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

Witness my hand and official seal at Brentwood, Tennessee, this 6th. day of March 2009.

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/2011

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

Affiant

Subscribed and sworn to before me this 6th. day of March, 2009.

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:1/31/2011

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO: "NEW OWNER"	Map & Parcel Nos.
Reliant Bank 1736 Carothers Parkway, Suite 100 Brentwood, Tennessee 37027		Map 142-14-0-C Parcels 007.00co & 008.00co

I, Peter Weiss, do make oath that I am a licensed attorney and/or 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.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott Weiss, acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

My Commission Expires: 1/3/2011

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON