Davidson County DEEDTRS
Recvd: 03/12/09 14:40 3 pgs
Fees:18.00 Taxes:814.00
20090312-0022493

This instrument prepared by:
J. Brad Scarbrough, Attorney
5214 Maryland Way, Suite 300
Brentwood, TN 37027

Address New Owners:
PMD Properties, LLC
1201 Lilac Drive
Hermitage, Tennessee 37076

Send Tax Bills To:
New Owner

Map/Parcel
Map 180-04-A
Parcel 039 CO

SUCCESSOR TRUSTEE'S QUITCLAIM DEED

WHEREAS, Classic Homes BOS, LP, a Tennessee limited partnership, by a Deed of Trust dated December 17, 2002, of record at Instrument No. 20021219-0156600 in the Register's Office of Davidson County, Tennessee ("Deed of Trust"), conveyed to Richard D. Rhodes, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, said Deed of Trust was modified in instrument number 20070409-0041616, and then assigned to SRB Servicing, LLC, in instrument number 20081219-0121389 and then assigned to PMD Properties, LLC, ("Holder") in instrument number 20090128-0007519, all recorded of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, J. Brad Scarbrough, a resident of Davidson County, Tennessee, has been appointed Successor Trustee by PMD Properties, LLC, the owner and Holder of said Indebtedness, by instrument of record at Instrument No. 20090203-0009070, Register's Office for Davidson County, Tennessee, with authority for such Successor Trustee to act alone or by a Designated Agent with the powers given the Trustee in the Deed of Trust and by applicable law; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made

demand upon me, J. Brad Scarbrough, Successor Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in *The Nashville City Paper*, a newspaper published and circulated in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 1:30 P.M. on Thursday, February 26, 2009, at the entrance of the Office of the Davidson County Register of Deeds, for cash, and in bar of the equity of redemption, the statutory right of redemption at any time codified in T.C.A. § 66-8-101 et seq., or elsewhere, homestead, dower, and all other statutory rights of redemption and any and all other rights and exemptions of every kind, all of which are expressly waived in the Deed of Trust; and

WHEREAS, after public outcry to all the world, the highest, last and best bid received was in the amount of $220,000, cash, subject to liens and encumbrances prior in time to said Deed of Trust and any applicable taxes, said offer and bid having been made by PMD Properties, LLC;

NOW, THEREFORE, in consideration of said sum, I, J. Brad Scarbrough, Successor Trustee, as GRANTOR, have bargained and sold and by these presents do transfer and convey to the said PMD Properties, LLC, as GRANTEE, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

> Land located in Davidson County, Tennessee, being Lot No. 163 on the Plan of Highland Creek, Section One, of record in Plat Book 9700, Page 959 & 960, Register's Office for said County, to which Reference is made for a more complete description.
>
> Being part of the same property conveyed to Classic Homes BOS, LP, by Warranty Deed recorded as instrument number 20021025-0131054, said Register's Office.
>
> This property is believed to have a street address of 2001 Sherbrooke Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD, said tract(s) or parcel(s) of land, with the appurtenances,

estate, title and interest thereto belonging to the said PMD Properties, LLC, its successors and assigns, forever.

This conveyance is made by me as Successor Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without covenant of seizin and without warranty of any kind, express or implied, and no further or otherwise.

WITNESS my hand this 26th day of February 2009.

J. Brad Scarbrough, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Brad Scarbrough, 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, TN, this 26th day of February, 2009.

MICHELLE R. BELLEVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 3, 2011

Michelle R Belleville
Notary Public
My Commission Expires: 1/3/2011

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $220,000.

Affiant

Subscribed and sworn to before me this 26th day of February, 2009.

MICHELLE R. BELLEVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 3, 2011

Michelle R. Belleville
Notary Public
My Commission Expires: 1/3/2011