Address of New Owner:
CLS Investment Properties, Inc.
P. O. Box 325
Madison, TN 37115

Send Tax Bills to:
CLS Investment Properties, Inc.
P. O. Box 325
Madison, TN 37115
Map & Parcel 071-07-0171.00

This instrument prepared by
J. Timothy Street
Attorney at Law
Suite 103, 236 Public Square
Franklin, Tennessee 37064

BILL GARRETT, Davidson County
Trans:T20090021638 DEEDTRS
Recvd: 04/01/09 15:47 4 pgs
Fees:23.00 Taxes:238.65
20090401-0029483

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 12, 2007 and recorded at Instrument No. 20070622-0075110, Register's Office for Davidson County, Tennessee, Dale Hemmerly Miller and wife, Susan R. Miller conveyed to Kay Waller, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the Debt secured appointed J. Timothy Street as Successor Trustee by instrument recorded at Instrument No. 20090226-0016956, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust and the beneficiary 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 of said beneficiary the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 27th day of March, 2009 at 10:00 a.m. at the main entrance of the Davidson County Courthouse, said entrance being located at One Public Square, Nashville, Tennessee 37201; 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 sale CLS Investment Properties, Inc. was the highest and best bidder and became the purchaser of said property for the sum of Sixty-Four Thousand Five Hundred and 00/100 ($64,500.00) Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, J. Timothy Street, as Successor Trustee, does hereby grant, bargain, sale and convey to the said CLS Investment Properties, Inc. ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to wit:

> Being Lot No. 15 on the Plan of Map of the Resubdivision of I.D.Luton's Addition to Meridian St. of record in Book 974, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dale Hemmerly Miller, a married person by Warranty Deed dated 1/17/2007 from Federal National Mortgage Association aka Fannie Mae of record in Instrument No. 20070118-0007346, Register's Office for Davidson County, Tennessee and being the same property conveyed to Cadence Bank, N.A. by Deed of Trust of record at Instrument No. 20070622-0075110, R.O.D.C.
>
> Property Address:
> 1715 Luton St.
> Nashville, TN 37207

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record, including but not limited to:

1. Metropolitan Nashville Davidson County taxes for the year 2009, an amount not yet due.
2. Metropolitan Nashville Davidson County taxes for the year 2008 in the approximate amount of $1,170.63, an amount past due.

3. Metropolitan Nashville Davidson County taxes for the year 2007 in the approximate amount of $624.30, an amount past due.

4. All restrictions of record;

5. All easements of record;

6. All visible easements;

7. All matters appearing on the plat of record;

8. Subject to any and all building and zoning regulations of City, County, and State.

9. Subject to all matters of public record.

TO HAVE AND TO HOLD, the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said J. Timothy Street, Successor Trustee, warrants the title to the aforesaid property against the lawful claims of all persons claiming to by, through or under him as Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, J. Timothy Street, as Successor Trustee, has caused this instrument to be executed this 30th day of March, 2009.

J. Timothy Street, Successor Trustee
SUCCESSOR TRUSTEE

State of Tennessee)
County of Williamson)

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared J. Timothy Street, the within named Successor Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2009.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

I hereby swear or affirm that the actual consideration paid for this property is Sixty-Four Thousand Five Hundred and 00/100 ($64,500.00) 00/100 Dollars.

J. Timothy Street, Successor Trustee

Witness my hand and seal this 30th day of March, 2009.

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012