BILL GARRETT, Davidson County
Trans:T20090024616 DEEDTRS
Recvd: 04/14/09 14:19 3 pgs
Fees:18.00 Taxes:1424.50
20090414-0033798

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 385,000.00.

J. Frank Rudy, Jr., Esq.

Subscribed and sworn to before me on this 14th day of April, 2009.

Notary Public

My Commission Expires: May 8, 2012

JENNACA GHELETCA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2012

This Instrument Was Prepared By:
J. Frank Rudy, Jr., Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

Address of New Owner	Send Tax Bills to:	Map-Parcel
First State Bank	First State Bank	Map 93-6-1
221 Harrison Street	221 Harrison Street	Parcel 87
Union City, Tennessee 38281	Union City, Tennessee 38281	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Anthony Cherry, by Deed of Trust (the "Deed of Trust") dated January 23, 2008, of record, Instrument Number 20080310-0023945, Register's Office for Davidson County, Tennessee, conveyed to First State Bank and John C. Clark, Trustee, the hereinafter described real property to secure the payment of certain Indebtedness described in the Deed of Trust, which indebtedness was payable to First State Bank; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument Number 20090224-0016116, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Tennessean on March 20, 2009, March 27, 2009 and April 3, 2009; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse, Nashville, Tennessee on or about 10:00 am., April 10, 2009, and First State Bank (hereinafter "Grantee") being the highest and best bidders thereof, became the purchaser of said property for the sum of Three Hundred and Eighty Five Thousand ($385,000.00) DOLLARS.

NOW, THEREFORE, J. Frank Rudy, Jr., Esq. in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> A certain condominium apartment known as Unit 1012 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834 and 20070711-0082578, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Anthony Cherry by Warranty Deed from Viridian Development Company, LLC dated January 31, 2007 as of record in Instrument No. 20070205-0014816, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of April, 2009.

J. Frank Rudy, Jr., Esq., Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of April, 2009, before me personally appeared J. Frank Rudy, Jr., Esq., Substitute Trustee to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 14th day of April, 2009.

Jennaca Gheletca
Notary Public

My Commission Expires: May 8, 2012

