BILL GARRETT, Davidson County
Trans:T20090028452 DEEDTRS
Recvd: 04/30/09 13:00 2 pgs
Fees:13.00 Taxes:3897.39
20090430-0039364

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 11, 2002, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 20021216-0154870, ("Deed of Trust"), John T. Rankin and Katherine Tracy Rankin conveyed to T. Michael Logan, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **SunTrust Bank,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20090311-0022083** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 02/27/09, 03/06/09, 03/13/09, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 23, 2009, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Cornerstone Investment Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$1,053,348.05**; and

WHEREAS, **Cornerstone Investment Inc.** has/have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Cornerstone Investment Inc.** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Cornerstone Investment Inc.**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73 on the Final Plat of Hill Place, as of record in Plat Book 7900, page 913, and Plat Book 7900, page 923-932 (at page 328), and by Surveyor's Certificate of Correction of record in Book 9854, page 235, and in Book 10059, page 112 and in Book 10270, page 38 and Book 11518, page 393, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John T. Rankin and wife, Katherine Tracy Rankin by deed from Thomas M. Patton and wife, Anna Teresa Patton of record in Book 11499, page 762, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument No. 200901050000979 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **Cornerstone Investment Inc.**, his/her/their successors and assigns, whom the said, **Nationwide Trustee Services, Inc.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 23rd day of April, 2009.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 23rd day of April, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine M. Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010

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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,053,348.05, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 23rd DAY OF APRIL 2009.

Ronald Key
Notary Public

My Commission Expires: 11-28-2010

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010

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No.: 221.0815762TN (Rankin)
Property Address: 4812 Post Road, Nashville, TN 37205
Tax Parcel ID No.: 116-02-0-A--012-00-CO

Mail Tax Notices To and Property Owner:
Cornerstone Investment Inc.
718 Thompson Lane Suite 108
Nashville, TN 37204