BILL GARRETT, Davidson County
Trans:T20090034403 DEEDTRS
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Fees:23.00 Taxes:225.70
20090526-0048061

THIS INSTRUMENT WAS PREPARED BY:

Stephen C. Small, Attorney
4525 Harding Road
Suite 224
Nashville, TN 37205-2119

New Owner +
SEND TAX BILLS TO:

CB Investments, LLC
Suite 257
4525 Harding Road
Nashville, TN 37205

Map- Parcel Number:
07207010600

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Robert P. Tyler executed a Deed of Trust to Charles B. Griffin, Trustee, for the benefit of CB Investments, LLC, which Deed of Trust is dated May 9, 2008, and is recorded as instrument number 20080512-0048979, in the Register's Office of Davidson County, Tennessee ("R.O.D.C.") (the "Deed of Trust); and

WHEREAS, Stephen C. Small was named Substitute Trustee by written instrument of record as Instrument Number 20090407-0031496, R. O. D. C.; and

WHEREAS, Stephen C. Small, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power invested in him as such Substitute Trustee, in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving more than twenty (20) days notice by three (3) successive publications, namely April 17, April 24, and May 1, 2009, in *The Nashville Tennessean*, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement, on May 26, 2009, at 11:00 A.M. at the front door of the Metropolitan Court House, Court House Square, Nashville, Davidson County, Tennessee 37201, he, as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equity of redemption as provided in said Deed of Trust; any and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens, or encumbrances against said real property, at which time CB Investments, LLC submitted the highest and best bid in the amount of $ 61,000.00

NOW, THEREFORE, in consideration of the premises, Stephen C. Small, Substitute Trustee, does hereby sell, transfer, and convey to CB Investments, LLC, its successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

> Being Parts of Lots Nos. 11 and 12 of Block "B" on the Map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for Davidson County, Tennessee, described together as follows:
> Beginning on the line between Lots Nos. 10 and 11, at the southeast corner of the property conveyed to Charles L. Forrester and wife, by deed from Mamie L. Dickerson of record in Book 2548, Page 411, said Register's Office; thence with said line, eastwardly 30 feet, more or less, to the westerly margin of a 15 foot strip, referred to in recorded deeds as an alley or proposed alley; thence with said strip or alley, northwardly 100 feet, more or less, to the southerly line of Lot No. 14; thence with the southerly line of Lots Nos. 14 and 15; westerly 60 feet to the northeast corner of said Forrester property; thence with the easterly line of said Forrester property, southwardly 100 feet to the beginning.
>
> Together with an easement for ingress and egress, which is described as follows: Beginning at the northwest corner of Lot No. 18 of Block "B" " on the Map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for County; thence in an easterly direction along Riverside Blvd. 15 feet; thence in a southerly direction 200 feet to the rear line of said Lot No. 18; thence in a westerly direction along the said rear line 15 feet to the southwest corner of said Lot No. 18; thence in a northerly direction 200 feet to the point of beginning.
>
> Being the same property conveyed to Robert P. Tyler by Warranty Deed of record as instrument number 20070313-0030662, R.O.D.C.

This is improved property located at 2322 Riverside Drive, Nashville, TN 37216.

Stephen C. Small, Substitue Trustee, conveys to CB Investments, LLC, its successors and assigns, all the rights conveyed to him as Substitue Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Substitute Trustee, may lawfully make, all his actions in the premises being solely asTrustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual

WITNESS, my hand in Nashville, Tennessee, this 26 th day of May, 2009.

Stephen C. Small
Substitute Trustee

STATE OF TENNESSEE )

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen C. Small, Substitute Trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 26 th day of May, 2009.

NOTARY PUBLIC

HEATHER R. CALVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 3, 2011

MY COMMISSION EXPIRES: 1/3/11

STATE OF TENNESSEE )

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 61,000

AFFIANT

Sworn to and subscribed before me, this 26 th day of May 2009.

NOTARY PUBLIC

HEATHER R. CALVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 3, 2011

MY COMMISSION EXPIRES: 1/3/11