BILL GARRETT, Davidson County
Trans:T20090034924 DEEDTRS
Recvd: 05/27/09 16:22 2 pgs
Fees:13.00 Taxes:3700.00
20090527-0048711

This instrument prepared by:
Rick Piliponis, Attorney at Law
116 Third Avenue South
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed on May 17, 2007, and of record in the Register's Office of Davidson County, Tennessee, under Instrument No. 20070612-0070418 ("Deed of Trust"), CENTURY DEVELOPMENT, LLC conveyed to Matt Daniels, Trustee, for Clayton Bank and Trust, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of obligations therein mentioned and set forth; and

WHEREAS, **Clayton Bank and Trust**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20090305-0019832 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 04/09/09, 04/16/09 and 04/23/09 in The City Paper, by which advertisement the sale was held on May 27, 2009, having been postponed from May 15, 2009 at the front entrance to the Sommet Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower and homestead; and

WHEREAS, the time and place mentioned in said advertisement, Rick Piliponis, Substitute Trustee, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, Clayton Bank and Trust, being the highest, best and last bidder became purchaser of said property at and for the sum of $1,000,000.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of said 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 CLAYTON BANK AND TRUST, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, **RICK PILIPONIS, SUBSTITUTE TRUSTEE,** does hereby grant and convey unto **CLAYTON BANK AND TRUST,** their successors and assigns in fee simple forever, the following described property situated in the County of DAVIDSON, State of Tennessee:

Being a tract of land in the 11th Councilmanic District of Davidson County, TN, and a portion of that property conveyed to Old Hickory Credit Union by Book 8208, Page 528, said Register's Office and more accurately described according to a survey dated 08/27/01 by Tommy E. Walker, Registered Land Surveyor No. 1465, as follows:

Beginning at an iron pin in the Northerly margin of Robinson Road, said pin being the most Southerly corner of the herein described tract and a common corner to that property conveyed to Edward Gayle Robinson, et ux (Book 6973, Page 990, RODC, TN); thence with said margin and a curve to the right (R=1392.40', I=19 deg. 17 min 13 sec, LC=446.50' CB=N 33 deg 13 min 10 sec West) for a curve distance of 468.71 feet to an iron pin; thence North 25 deg 00 min 16 sec West 79.34 feet to an iron pin; thence North 17 deg 46 min 44 sec West 334.18 feet to an iron pin in the Southeasterly margin of Industrial Drive; thence with the same North 13 deg 15 min 51 sec East 312.23 feet to an iron pin; thence now leaving said margin South 44 deg 36 min 55 sec East 243.93 feet to an iron pin; thence North 55 deg 46 min 45 sec East 363.15 feet to an iron pin in the Southwesterly line of Old Hickory, TN/AHPC (Book 9954, Page 178, RODC, TN); thence with the same South 44 deg 36 min 55 sec East 503.22 feet to an iron pin in the Northwesterly line of Maude R, Hopkins, et al (Book 6727, Page 496, RODC, TN); thence South 19 deg 51 min 15 sec West 455.98 feet to a railroad rail corner; thence South 46 deg 55 min 29 sec West 480.10 feet to the point of beginning, containing 13.997 acres, more or less.

The previous and last conveyance and/or Grantors' source of equitable interest for the property herein described is: by warranty deed from CP Corporation, LLC to Century Development, LLC, recorded as Instrument No. 20070612-0070417, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with any privileges, appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said **CLAYTON BANK AND TRUST**, his successors and assigns forever, to whom the said Rick Piliponis, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands for all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Rick Piliponis, Substitute Trustee, has hereunto set his hand, this the 27th day of May, 2009.

RICK PILIPONIS, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of May, 2009, before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared, Rick Piliponis, with whom I am personally acquainted and who acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 27th day of May, 2009.

NOTARY PUBLIC
My commission expires:

TARA HAWLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 19, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer of the value of the property transferred, which is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to me before this 27th day of May, 2009.

NOTARY PUBLIC
My commission expires:

TARA HAWLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 19, 2009

MAP/PARCEL: 04400002600
PROPERTY ADDRESS: 0 Robinson Road, Old Hickory, Tennessee

MAIL TAX NOTICES TO ADDRESS OF NEW OWNERS:

Clayton Bank and Trust
101 East Main Street
Henderson, TN 38340