Address New Owner:	Send Tax Bills To:	Map/Parcel Number
New South Federal Savings Bank 510 Lorna Square Birmingham, AL 35216 Attn: Bonnie Martin	Same	135-10-0D-45:
This instrument prepared by: Bradley Arant Boult, Cummings, LLP (BRS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

TRUSTEE'S DEED

WHEREAS, Stones River Homes, Inc. entered into that certain Revolving Construction Deed of Trust dated December 2, 2005 of record as Instrument No. 20051208-0147646, Davidson County Register of Deeds Office (the "Deed of Trust"), secured by the property described on Exhibit A attached hereto (the "Property"), located in Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful holder and owner of said debt, through Brooks R. Smith, Trustee (the "Trustee"), has been authorized to foreclose on the Property pursuant to the terms of that certain Agreed Order of record as Instrument No. 20090227-0017297, said Register's Office, that certain Order of record as Instrument No. 20090227-0017296, said Register's Office and that certain Order Setting Method of Sale of record as Instrument No. 20090430-0039362, said Register's Office (collectively, the "Orders"); and

WHEREAS, the Trustee, after due advertisement in the Tennessean on May 8, 2009, May 15, 2009 and May 22, 2009, as required by law and as required by the Orders, offered the Property for sale to the highest bidder for cash, at public outcry, at ten thirty a.m. (10:30 a.m.), May 29, 2009, at the main door of the Davidson County Courthouse in Nashville, Tennessee, when and where New South Federal Savings Bank, ("Grantee"), became the last and highest bidder for cash at the price of Eighty Nine Thousand Seven Hundred Sixty Two and 20/100 Dollars ($89,762.20).

NOW, THEREFORE, in his capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Brooks R. Smith, Trustee hereby conveys the Property to the Grantee and the Grantee's heirs, successors and/or assigns.

BILL GARRETT, Davidson County
Trans:T20090036232 DEEDTRS
Recvd: 06/02/09 11:19 3 pgs
Fees:18.00 Taxes:332.12
20090602-0050769

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $89,762.20.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2009.

NOTARY PUBLIC
My Commission Expires: 9-19-09

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

Brooks R. Smith, as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

The real property is located 1046 Capital Funds Court, Nashville TN 37217.

Words used herein indicating number or gender shall be read as context may require.

Dated this 29th day of May, 2009.

Brooks R. Smith, as Trustee and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diane L. Abbott, a Notary Public in and for said County and State, Brooks R. Smith, Trustee, the within named bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of May, 2009.

Diane L. Abbott
Notary Public
My Commission Expires: 9-19-09

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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EXHIBIT "A"
The Property

Land in Davidson County, Tennessee, being all of Lot No. 45 on the Plan of Villas at Ransom Park, as shown by plat appearing of record in Master Deed in Instrument No. 20051025-0128829 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to the Stones River Homes, Inc. by deed of record in Instrument No. 20051208-0147645, said Register's Office.