BILL GARRETT, Davidson County
Trans:T20090038344 DEEDTRS
Recvd: 06/09/09 11:26 3 pgs
Fees:18.00 Taxes:148.00
20090609-0053456

THIS INSTRUMENT WAS PREPARED BY:

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

Map 081-12-0
Parcel- 169.00

New Owner +
SEND TAX BILLS TO:

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Protential, Inc. executed a Deed of Trust to Mary Frances Rudy, Trustee, for the benefit of CB Investments, LLC, which Deed of Trust is dated January 5, 2007, and is recorded as instrument number 20070112-0005277, 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 20070619-0073372, 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 May 1, May 8 and May 15, 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 such Substitute Trustee, announced that the foreclosure sale would be continued until June 9, 2009, at 11:00 AM at the front door of the Metropolitan Nashville Court House, Court House Square, Nashville, Tennessee 37201, at which time he, as said 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 $ 10,000.00

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 Lot No.189 on the Plan of McGavock, Wetmore and Other's First addition to Nashville, Called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee. Said Lot No. 189 fronts 50 feet on the westerly side of 9 th Avenue North and runs back between lines150 feet to an alley. Being the same property conveyed to Protential, Inc. by Deed of record as instrument number 20070112-0005276, R.O.D.C.

This is improved property located at 1605 Ninth Avenue North, Nashville, TN 37208.

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 9 th day of June, 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 9 th day of June, 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 $40,000.00

AFFIANT

Sworn to and subscribed before me, this 9 th day of June 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