This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090043574 DEEDTRS
Recvd: 06/30/09 10:30 4 pgs
Fees:23.00 Taxes:518.00
20090630-0060664

ADDRESS NEW OWNER: BILL:	MAP AND PARCEL NO.:	SEND TAX
GreenBank Attn: Special Assets P.O. Box 1120 Greenville, TN 37744-1120	Map 061-01 par. 52.00 Map 061-11 par. 286.00	New Owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Thomas E. Stewart, Trustee by Deed of Trust dated May 29, 2003, transferred to A.J. Sharenberger, Trustee certain property described in said Deed of Trust (hereinafter the "Property"), said Deed of Trust being filed for record at Instrument No. 20030610-0080099, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said appointment being filed for record at Instrument No. 20081001-0099694, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful owner and holder of the debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry at 2:00 p.m. on June 29, 2009 at the Sommet Center 501 Broadway, Nashville, Davidson County, Tennessee when and where **GreenBank** (hereinafter the "Grantee") became the last and highest bidder for cash at a price of One Hundred Forty Thousand and 00/100 Dollars ($140,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, as Substitute Trustee (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns.

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

Thomas W. Lawless, as Substitute 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, but no further to or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state of federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection and accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 30th day of June, 2009.

Thomas W. Lawless

Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas W. Lawless, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he is the appointed Substitute Trustee under the Deed of Trust and as such Substitute Trustee is authorized to execute this instrument and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2009.

Notary Public

My Commission Expires: 1-3-11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Sworn and subscribed before me
this 30th day of June, 2009.

NOTARY
My commission expires: 1-3-11

EXHIBIT "A"

Tract I

Being part of Lot No. 2 on the plan of the William Phillips Estates as of record in Plat Book 57, page 21, Register's Office Davidson County, Tennessee more particularly described as follows:

Beginning at a point in the southerly margin of Broadrnoor Drive, formerly known as Ewing Lane, said point also being the northwest corner of the Ewing Lane Church of Christ property as of record in Book 5069, page 742, R.O.D.C., TN. and the northwest corner of this described tract; thence along the westerly line of said church property S 8° 32' 00" W, 195.82 feet to an iron pin in the northerly line of the Plumbers & Pipe Fitters Local 572 property and the southeast corner of this described tract; thence westerly along a fence with the Local 572 property 390 feet, more or less, to a fence corner, said fence corner being the southeast corner of the Peggy Ann Jones property as of record in Book 4918, page 217, R.O.D.C.T., and the southwest corner of this described tract; thence along a fence with the Jones property N 11° 06' 04" E, 22 feet, more or less, to a point in the southerly margin of Broadmoor Drive; thence with the southerly margin of Broadmoor Drive as follows: N 80° 38' 07" E, 23.79 feet to a point; thence N 64° 02' 56" E, 177.95 feet to a point; thence N 74° 52' 07" E. 188,68 feet to a point; thence S 50° 11' 19" E, 37.89 feet to a point; thence 78° 58' 01" E, 11.64 feet to the point of beginning, containing 1.24 acres, more or less.

Being the same property conveyed to THOMAS E. STEWART, TRUSTEE, by deed from LANDON SCOTT VARDELL, of record in Book 8272, page 254, dated December 29, 1990, said Register's Office.

Tract II

Being a lot in the northwest corner of Lot "A" of the Monte Vista Plan of lots, of record in Book 421, page 143, Register's Office for said County, and described as follows:

Beginning at the northwest corner of the lot owned by Mrs. Sarah Woolwine at an iron pin on the south margin of Alpine Avenue which is 40 feet wide, and running from said beginning point along the margin of Alpine Avenue, North 62-1/2 degrees West about 85 feet to the beginning of a curve, radius 112 feet; thence along arc of said curve westerly 90 feet, more or less, to the end of curve and thence in a straight line 19 feet, more or less to an iron pin, which is situated 46-1/2 feet from the edge of the paved part of Gallatin Road or Highway No. 31; the total frontage on Alpine Avenue being approximately 117 feet; thence along the line parallel to the center line of Gallatin Road approximately South 20 degrees West 234 feet to an iron pin at Hampton's northwest corner; thence with his north line South 62-1/2 degrees East 111-1/2 feet to an iron pin, Mrs. Sarah Woolwine's corner; thence North 20 degrees East with her west boundary 268-1/2 feet to the point of beginning, and containing approximately 1/2 acre.

Being the same property conveyed to THOMAS E. STEWART, TRUSTEE, by deed from EDWIN L. SAVELY, JR., UNMARRIED AND CAROLE SAVELY WOOD, A MARRIED WOMAN AND RICHARD ALAN SAVELY, UNMARRIED, of record as Instrument No. 20001127-0116132, dated November 21, 2000, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED IS THAT PORTION DESECRIBED IN THE DEEDS OF RECORD IN BOOK 1367, PAGE 227, BOOK 1468, PAGE 115 AND BOOK 2491, PAGE 69, SAID REGISTER'S OFFICE.

The address of the property is, upon best information and knowledge, believed to be 4018 Gallatin Pike, and Lot 2 of the William Phillips Estate, Broadmore Drive Nashville, TN