Prepared by: Rodney M. Scott, Attorney, 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties.

NAME AND ADDRESS OF NEW OWNER:

Tennessee Builders Management Services, LLC
730A Middle Tennessee Blvd., Suite 10
Murfreesboro, TN 37129

SEND TAX BILLS TO:

SAME

Map 146/10, parcel 57

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated December 12, 2008, recorded in Instrument No. 20081212-0119659, Register's Office for Davidson County, Tennessee, James R. Groseclose and William E. Lewis, Jr., conveyed to Robert P. Gritton, Trustee, the hereinafter described property to secure the indebtedness set forth therein; and

WHEREAS, by instrument dated May 29, 2009, and recorded in Instrument No. 20090604-0052020, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Rodney M. Scott as Substitute Trustee in place of Robert P. Gritton; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Rodney M. Scott, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Rodney M. Scott, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Daily News Journal, a newspaper published in Rutherford County, Tennessee, and The City Paper, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the said newspaper under the dates of June 15, June 22, and June 29, 2009, stating that on July 15, 2009, at or about the hour of 10:00 a.m., at the East door of the RUTHERFORD COUNTY COURTHOUSE in MURFREESBORO, Tennessee, (designated sale location in Deed of Trust) said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, in bar of all equities of redemption including but not limited to all right of homestead, exemption in and equitable and statutory redemption, all right of dower and curtesy, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid taxes, restrictive covenants, easements and setback lines, etc. applying to the within described property and appearing of record in the Register's Office for Davidson County, Tennessee; any and all prior liens or encumbrances that may exist against the aforesaid property; and any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal. This sale is also subject to any matter that an accurate survey of the premises might disclose.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Rodney M. Scott, Substitute Trustee, offered said property for sale at public outcry and sold said property to the highest, best and last bidder thereon, TENNESSEE BUILDERS MANAGEMENT SERVICES, LLC, at the bid of $1,100,000.00, of which amount $968.92 was paid to the Daily News Journal newspaper and $582.66 was paid to The City Paper for the cost of publication, and the remainder applied to the indebtedness of SWANSON DEVELOPMENTS, LP, I, the undersigned, Rodney M. Scott, Substitute Trustee, in consideration of the sum of the highest, best and last bid, as set forth above, do hereby bargain and sell, and by these presents transfer and convey unto the said (hereinafter referred to as Grantee), its successors and assigns, the following described parcels of real estate situated in Davidson County, Tennessee, to-wit:

BILL GARRETT, Davidson County
Trans:T20090048508 DEEDTRS
Recvd: 07/17/09 15:42 3 pgs
Fees:18.00 Taxes:4070.00
20090717-0067395

PICK-UP

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Ragland Estates, as of record in Plat Book 2663, page 104, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Groseclose and William E. Lewis, Jr., by Warranty Deed dated September 8, 2005, from Ray Anthony Story and wife, Suzanne M. Story, of record in Instrument No. 20050914-0110523, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5028 Franklin Road, Nashville, TN, 37220, Davidson County.

THIS CONVEYANCE IS SUBJECT TO any and all unpaid taxes, restrictive covenants, easements and setback lines; any and all prior liens or encumbrances against the aforesaid property; any statutory rights of redemption not otherwise waived in the Deed of Trust of Swanson Developments, LP, as set forth in Instrument No. 20081212-0119659, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

TO HAVE AND TO HOLD said property together with all the appurtenances, estate, title and interest thereunto belonging to said Grantee, TENNESSEE BUILDERS MANAGEMENT SERVICES, LLC, its successors and assigns, forever.

And I do further transfer and assign unto the said Grantee, TENNESSEE BUILDERS MANAGEMENT SERVICES, LLC, all the rights and benefits of the covenants and warranties contained in said Deed of Trust in as full and ample a manner I can or should do, but I convey and assign as Substitute Trustee only, and not any further or otherwise, and am not bound personally upon said covenants and warranties.

WITNESS my hand this 17th day of July, 2009.

Rodney M. Scott, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney M. Scott, Substitute Trustee, the 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 Murfreesboro, Tennessee, on this the 17th day of July, 2009.

PATRICIA LYNN TURLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My commission expires: 10-17-2010

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Sworn to and subscribed before me, this 17th day of July, 2009.

Notary Public

My Commission expires: 6/27/10

BRENDA R. BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY