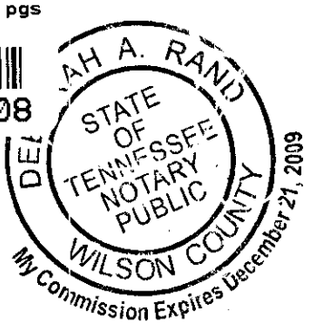
BILL GARRETT, Davidson County
Trans:T20090059840 DEEDTRS
Recvd: 09/01/09 12:53 2 pgs
Fees:13.00 Taxes:425.50
20090901-0082008



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Juliet Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-21-09
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Steven G. Waters, PLLC
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Nash	Same as new owner	09800009700
(NAME)	(NAME)	
3169 Earhart Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 30, 2008, of record in Instrument No. 20081015-0103923, Register's Office of Davidson County, Tennessee, SOLUTION HOME BUYERS, INC , conveyed to Oldham & Dunning, LLC, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; 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 Note and 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 lawful owner and holder of said indebtedness having appointed the undersigned, STEVEN G. WATERS, as Substitute Trustee by written instrument of record in Instrument No. 20090618-0056576, Register's Office of Davidson County, Tennessee; 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 June 19, 2009, June 26, 2009, and July 3, 2009, in The Tennesseean, by which advertisement, the sale was set for July 13, 2009 and after a postponement was held on August 10, 2009, at the Davidson County Courthouse, South main door, One Public Square, Nashville, Tennessee at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to the PATRICK NASH (hereinafter referred to as "Grantee") for the sum of $115,000.00; and

WHEREAS, the purchaser has complied with the terms of sale by paying into the hands of the undersigned 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 the payment by Grantee, the said sum of money, receipt of which payment is hereby acknowledged, the undersigned STEVEN G. WATERS, as Substitute Trustee, does hereby grant, bargain, sell and convey unto PATRICK NASH, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Surveyor, September 10, 1966, as follows: BEGINNING on the easterly margin of Earhart Road at a point 324.9 feet north of the northwest corner of the property conveyed to Herman F. Odum and wife, of record in Book 4183, Page 369,

said Register's Office; thence S 85° 58' E, 1,483.9 feet; thence N 4° 27' E, 141.6 feet; thence N 85° 58' W, 1,552.86 feet to the easterly margin of Earhart Road; thence with the same S 18° 27' E, 177.10 feet to the beginning, containing 5.56 acres, more or less.

Being the same property conveyed to Solution Home Buyers, Inc. by deed from D. Leniger, Trustee, The Earhardt Rd. Trust of record in Instrument No. 20050913-0110022, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 3181 Earhart Road, Hermitage, Tennessee 37076.

Subject to any unpaid taxes, prior liens, easements and restrictions. Grantee shall be responsible for payment of all back taxes and rollback taxes, if any. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said The Farmers Bank, its successors and assigns, forever, to whom the said, Steven G. Waters, Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise. The Substitute Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

IN WITNESS WHEREOF, the said Steven G. Waters, Substitute Trustee, has hereunto set his hand on August 28th, 2009.

Steven G. Waters, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven G. Waters, Substitute Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Hendersonville, Tennessee, on this the 28th day of August, 2009.

Notary Public

My Commission Expires:
12-21-09

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009