FROM: MARC T. MCNAMEE
SUBSTITUTE TRUSTEE

TO: GREGORY C. BURNETT
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20090064559 DEEDTRS
Recvd: 09/22/09 09:18 4 pgs
Fees:23.00 Taxes:1165.50
20090922-0088053

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No:
Gregory C. Burnett P.O. Box 2509 Brentwood, TN 37024	Gregory C. Burnett P.O. Box 2509 Brentwood, TN 37024	Map 94, Parcel 14 Map 94, Parcel 15

This instrument prepared by:
Neal & Harwell, PLC
150 Fourth Avenue, North, Suite 2000
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $315,001.00.

AFFIANT

Subscribed and sworn to before me, this the 21st day of September, 2009.

NOTARY PUBLIC

My Commission Expires: 3/4/2013

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 15, 2007, recorded November 20, 2007, of record as Instrument 20071120-0136021, Register's Office for Davidson County, Tennessee, which was amended by that certain First Amendment to Deed of Trust dated June 18, 2009, recorded June 24, 2009, as Instrument 20090624-0058782, said Register's Office, hereinafter referred to as "Deed of Trust," Who's Your Daddy? LLC, conveyed to DeVan Ard, Jr., Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by a note originally dated November 15, 2007, as amended from time to time, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in 20090811-0075521, Register's Office for Davidson County, Tennessee, appointed Marc T. McNamee, Substitute Trustee, in the place and stead of DeVan Ard, Jr., Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Marc T. McNamee, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Marc T. McNamee, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 a.m., on September 11, 2009, at the door to the office of the Davidson County Register of Deeds, 501 Broadway, Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in the Davidson County A.M. insert of the *Tennessean*, a newspaper of general circulation in Davidson County, Tennessee, on August 21, August 28 and September 4, 2009; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Gregory C. Burnett was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 10:10 a.m., by announcing that the Property had sold;

NOW, THEREFORE, the undersigned, Marc T. McNamee, Substitute Trustee, pursuant to the bid of Gregory C. Burnett, acknowledges receipt of the sum of Three Hundred Fifteen Thousand One and No/100 Dollars ($315,001.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Gregory C. Burnett, his heirs, successors and assigns, the following described real estate in Davidson County, Tennessee:

Lot 1: 1732 River Hills Drive

Land in Davidson County. Tennessee, being a tract of land in the 3rd, formerly the 15th, Civil District of said County, and being part of Lot No. 3 on the Map of Lewis Jones' Lands, described according to a survey by Z. T. Wilkinson, Surveyor, January 22, 1944, as follows:

Beginning at a point in the Center Line of Pumping Station Head, at the Southwest corner of the property conveyed to B. F. Kirby by deed of record in Book 1416, page 564, Register's Office for said County, thence along Kirby's westerly line, northerly 370 feet, more or less, to low-water mark of the Cumberland River; thence with the line of the same, down said river, southwesterly 450 feet, more or less, to the northeast corner of the property conveyed to N. A. Mitchener, Trustee, by Deed in Book 627, page 551, said Register's Office; thence along Mitchener's east line, south 8 degrees 30 minutes east 160 feet, more or less, to the center line of Pumping Station Road; thence with the center line of the same, easterly 440 feet, more or less, to the point of beginning, including by excluding the westerly 25 feet of said tract, title to which is not herein conveyed but is expressly reserved to the sellers.

Lot 2: 1734 River Hills Drive

Lying in the Third Civil District of Davidson County, described as follows: Beginning at a point 175 feet westerly from the Orndorff west line and Hicks' east line in the north margin of Pumping Station Road; thence North 13 degrees 30' west 445 feet to a point on the southerly bank of the Cumberland River; thence West along the southerly bank of said River 100 feet to a point; thence South 13 degrees 30' East 370 feet to a point on the northerly margin of Pumping Station Road; thence east with the northerly margin of said Road 100 feet to the point of beginning.

Being the same property conveyed to Who's Your Daddy? LLC by Warranty Deed from Cumberland Properties, a Tennessee General Partnership composed of Richard Keana and Barbara Jackson Keana dated November 15, 2007, of record in Instrument No. 20071120-0136020 Register's Office for Davidson County, Tennessee.

This is improved property known as 1732 and 1734 River Hills Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Gregory C. Burnett, his heirs, successors and assigns, forever; and Marc T. McNamee, Substitute Trustee, does hereby transfer, assign, and set over unto Gregory C. Burnett, all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said Marc T. McNamee, Substitute Trustee, has executed this instrument on this the 21st day of September, 2009.

Marc T. McNamee, Substitute Trustee

Marc T. McNamee, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc T. McNamee, Substitute Trustee, 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 executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of September, 2009.

Lisa K. Brian
NOTARY PUBLIC

My Commission Expires: 3/4/2013

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.