TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20090065006 DEEDTRS Recvd: 09/23/09 13:54 4 pgs Fees:23.00 Taxes:1461.50 20090923-0088574 ERNEST B. WILLIAMS IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2012	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00 _____, Affiant Paul R. Lohr SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2009. _____ Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C. (ebw)
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul R. Lohr & Mary M. Matthews 1921 Broadway Alley Nashville, TN 37203	**SAME AS OWNER**	**104-08-0 285.00**

This **Instrument** made and entered into on this 21st day of September, 2009, by and between Ernest B. Williams IV, as Trustee, a resident of Tennessee whose address is: c/o Williams & Prochaska, P.C. 401 Church Street, Suite 2600, Nashville, TN 37219 ("Trustee"), and Paul R. Lohr & Mary M. Matthews, as tenants by the entireties (collectively "Grantee");

WHEREAS, by Deed of Trust dated Deed of Trust dated November 19, 2007, executed by

Rooms on the Row, LLC, in favor of Reliant Bank, in the sum of $ 361,250.00, of record as Instrument No. 20071129-0138571 Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Rooms on the Row conveyed to DeVan Ard, as trustee, the property (the "Property") described in this instrument, for the benefit of Reliant Bank, as beneficiary (the "Lawful Holder");

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by instrument of record as as Instrument No. 20090527-0048709, Register's Office for said County;

WHEREAS, a default has occurred with respect to the Deed of Trust and the Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, at the time, place and date specified in notices or advertisements published in accordance with the Deed of Trust and applicable law, the Trustee caused the Property to be offered for sale at public outcry. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $395,000.00.

NOW, THEREFORE, I, Ernest B. Williams IV, pursuant to my powers as Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Paul R. Lohr & Mary M. Matthews, as tenants by the entireties with rights of survivorship (Grantee), Grantee's heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon and affixed thereto, but only pursuant to my powers at trustee and not further or otherwise. The Property is further described as follows:

Land in Davidson County, Tennessee, being the north 55 feet of the south one-half of the easterly part of Lot 46 on the Plan of O.B. Hayes Large Lots, called Rokeby, of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of 17 Avenue South, formerly Addison Street, 110 feet north of the common corner of Lot Nos. 46 and 55 (incorrectly referred to in past conveyances as Lot

65); thence at a right angle westerly 157.9 feet to an alley; thence with the margin of said alley northerly and parallel to the westerly margin of 17 Avenue South, 55 feet to a point; thence easterly and parallel with the first line, 157.9 feet to the westerly margin of the 17's Avenue South, thence with the margin of the same southerly 55 feet to the point of beginning.

Being the same property conveyed to ROOMS ON THE ROW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from THOMAS H. NEWBY AND JUDITH P. NEWBY of record as Instrument No. 20040113-0005372, dated January 9, 2004, Register's Office for Davidson County, Tennessee.

(the "Property")

Property address: 1503 17th Avenue South
Nashville, TN 37212

To have and to hold unto the Grantee, the Property, together with all improvements thereon, in bar of all right and equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share and all other exemptions of every kind, which Grantor expressly waived in the Deed of Trust as provided in, but only to the extent provided in, the Deed of Trust.

Said sale is subject to all defects of title; easements; restrictions; liens; taxes; rights of parties in possession; and redemption rights existing by law, to the extent such matters were not extinguished by the sale under the Deed of Trust.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law and not further or otherwise.

Ernest B. Williams IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared Ernest B. Williams IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

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

Ashley N. Walker Notary Public

My commission expires: 7-3-2012

(Affix visible seal)

