I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/28/2010

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDTRS
Recvd: 10/01/09 11:16 4 pgs
Fees:23.00 Taxes:543.90
20091001-0091123

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of September, 2009.

Notary Public

My Commission Expires: 7-31-11

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard Lockwood
Kristine Lockwood
2108 Glen Haven Drive
Nolensville, TN 37135

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
188100A03700CO

WHEREAS, Capstone Homebuilders Group, LLC by Deed of Trust (the "Deed of Trust") dated August 21, 2007 of record as Instrument No. 20070824-0101506 Register's Office for Davidson County, Tennessee conveyed to C. Richard Bobo, Trustee, the hereinafter described property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to GreenBank; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the note by instrument of record in 20090709-0064198 Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Tennessean on August 7, 2009, August 14, 2009 and August 21, 2009; and

WHEREAS, the Substitute Trustee as required by the terms of the Deed of Trust, postponed and relocated the sale from the front door of the Davidson County Courthouse to the property and thus offered said property for sale to the highest and best bidder for cash, at public outcry, at approximately 2:00 PM on September 16, 2009, and Richard A. Lockwood and wife Kristine Lockwood (herein "Grantees") being the highest and best bidder thereof, became the purchaser of said property for the sum of **One Hundred Forty Seven Thousand and 00/100 Dollars ($147,000.00)**; and

NOW THEREFORE, Donald R. Barrett, Jr., in his capacity as Substitute Trustee and not otherwise, for an in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their successors and assigns, certain real property located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 37 on the Plan of Carothers Crossing, Phase 2 Section 1 Lots 21 - 61, as of record in Instrument No. 20070807-0093924 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Capstone Homebuilders Group, LLC, by deed from Wood Ridge Development, Inc. of record in Instrument No. 20070824-0101505 Register's Office for Davidson County, Tennessee. The property was further conveyed by Capstone Homebuilders Group, LLC to C. Richard Bobo, Trustee by Deed of trust of record at Instrument No. 20070824-0101506 Register's Office for Davidson County, Tennessee; the said Kenneth Clark Hood having been replaced by Donald R. Barrett, Jr., as Substitute Trustee by instrument of record at Instrument No. 20090709-0064198 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Davidson County Taxes for the year(s) 2009 and thereafter, a lien not yet due and payable.

Easement for ingress/egress of record in Book 5266, page 40 said Register's Office.

Storm Water Detention Easements of record in Book 11338,page 738, Book 10316, page 569, Book 10419,page 470, Book 10419, page 504, Book 10419, page 516 and Book 10419, page 732 Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 11568, page 311 and Instrument No. 20000413-0037474 Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11568, page 301 Register's Office for Davidson County, Tennessee.

Plan of record in Instrument No.20030424-0055118 as corrected in Instrument No. 20050310-0026513 Register's Office for Davidson County, Tennessee.

All other restrictions, easements and agreements of record.

This is improved property known a 2108 Glen Haven Drive, Nolensville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, 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 but subject to the matters set forth herein. Subject to such matters set forth herein, **Donald R. Barrett, Jr.**, as Substitute Trustee, and not otherwise warrants the title to said property to the Grantee is successors and assigns, against the lawful claims of all persons claiming by or through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30th day of September, 2009.

Donald R. Barrett, Jr., Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the Substitute Trustee of GreenBank, Inc., and who, being authorized to do so, acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2009.

Dorothy E. Welch
Notary Public

My Commission Expires: 6-20-11

