BILL GARRETT, Davidson County
Trans:T20090067589 DEEDTRS
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Fees:18.00 Taxes:222.00
20091005-0092115

THIS INSTRUMENT PREPARED BY:
Brian Ragan, Esq.
Reynolds, Potter, Ragan & Vandivort, PLC
210 E. College Street
Dickson, Tennessee 37055
(615)446-2221

Address New Owner:
TriStar Bank
719 East College Street
Dickson, Tennessee 37055

Send Tax Bills To:
Same

Map / Parcel:
061-15-0 / 297.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 31st day of December, 2008, SOUTHERN WOODENWARE, INC., a Tennessee corporation, and HOWARD L. CAUGHRON, individually, made, executed and delivered to Ted H. Williams, as Trustee, a certain Tennessee Deed of Trust ("Deed of Trust"), conveying to him, as Trustee, certain property hereinafter fully set forth and described, which Tennessee Deed of Trust was recorded as Instrument No. 20090109-0002409 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, TRISTAR BANK, the owner and holder of the indebtedness evidenced by the Note, appointed Brian Ragan, Substitute Trustee by instrument recorded in the Register's Office of Davidson County, Tennessee; as Instrument No. 20090817-0077172; and

WHEREAS, default having been made in the payment of the indebtednesses and obligations secured to be paid by said Tennessee Deed of Trust, the holder of said indebtednesses and obligations requested the undersigned to advertise and sell the property conveyed thereby according to the terms of said Tennessee Deed of Trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in The Tennessean/Davidson AM Zone, a newspaper published in Davidson County, Tennessee, for twenty-one (21) days, such advertisements appearing on August 28, September 4 and September 11, 2009, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 23rd day of September, 2009, at 10:00 a.m. (CST), and place, being, as mentioned in said advertisement, the Davidson County Courthouse, South Main Door, One Public Square in Nashville, Davidson County, Tennessee, the property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said property was struck off and sold to TriStar Bank (the "Grantee"), at and for the sum of Sixty Thousand And NO/100ths Dollars ($60,000.00), that being the highest and best bid offered; and

WHEREAS, the bid price has been applied in accordance with the provisions of said Tennessee Deed of Trust;

NOW THEREFORE, the undersigned, Brian Ragan, as Substitute Trustee (hereinafter sometimes called "Grantor"), hereby bargains, sells, and conveys unto the Grantee the Property above mentioned and fully described in Exhibit "A," attached hereto and made a part hereof as fully and particularly as if set out herein verbatim.

TO HAVE AND TO HOLD the said Property, together with the hereditaments and appurtenances of and to the same belonging or in any wise appertaining, unto the said Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Tennessee Deed of Trust insofar as he can or ought as Substitute Trustee, but not further or otherwise.

Title to the Property described in Exhibit "A" is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Tennessee Deed of Trust, and any unpaid ad valorem taxes or other taxes.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this the 23rd day of September, 2009.

Brian Ragan

BRIAN RAGAN, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, DEBRA M. BURNS, a Notary Public in and for said State and County duly commissioned and qualified, Brian Ragan, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of September, 2009.

DEBRA M BURNS STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS COUNTY My Commission Expires January 18 2012

Debra M. Burns

Notary Public

My Commission Expires: _____

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $60,000.00.

Affiant

SWORN TO AND SUBSCRIBED before me this 23rd day of September, 2009.

Mary J. Stacy

Notary Public

My Commission Expires: Feb 28, 2012

MARY J. STACY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

EXHIBIT "A"

Lying and being Davidson County, State of Tennessee, and being Lot Nos. 8, 9 and 10 of the Plan of Patterson & Young's Gallatin Road Subdivision, as more fully shown on a plat of record in Book 547, Page 38, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Davidson Building and Realty Company, Inc., by deed from George W. Logan and wife, et al., of record in Book 2856, Page 275, in the Register's Office of Davidson County, Tennessee, and by deed of correction in Book 3368, Page 300, in the Register's Office of Davidson County, Tennessee. Davidson Building and Realty Company, Inc., was merged into Logan Super Markets, Inc., by instrument of record in Book 2839, Page 135, in the Register's Office of Davidson County, Tennessee; and the name of the corporation changed to Southern Woodenware, Inc., by amendment to the charter dated January 17, 1961, and of record in Amendment Book P-47, Page 1294, Office of the Secretary of State of Tennessee, and in Book 3155, Page 327, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Gillock Street.

This conveyance is subject to all matters shown on a plat of record in Plat Book 547, Pages 37 and 38, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 4315, Page 988, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Dedication of Easement for water mains and appurtenances of record in Book 8531, Page 544, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Dedication of Easement for storm sewers and/or sanitary sewers of record in Book 6590, Page 53, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an unrecorded Ground Lease Agreement between Southern Woodenware, Inc., and the United States Postal Service dated November 7, 2002.

This conveyance is subject to a Lease Assignment Agreement of an unrecorded lease between Southern Woodenware, Inc., and BLP Properties, LLC, of record in Instrument Number 20070201-0013241, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement Agreement between Southern Woodenware, Inc., and BLP Properties, LLC of record in Instrument Number 20070201-0013242, in the Register's Office of Davidson County, Tennessee.