This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

NO MORTGAGE

Map 69-15, parcel 2

New Owner - Send Tax Bills:
Venture Properties
700 Craighead St #103
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20090070239 DEEDTRS
Recvd: 10/15/09 12:04 2 pgs
Fees:13.00 Taxes:259.00
20091015-0095533

TRUSTEE'S DEED

WHEREAS, Cory Allen executed a Deed of Trust to Jane Ann McCullough, Trustee, as same appears of record instrument # 20070515-0058223, Register's Office of Davidson County, Tennessee,, to secure the payment of a certain indebtedness held by and owing to Venture Properties;

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Jane Ann McCullough, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications in THE TENNESSEAN, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, October 15, 2009 at 10:00 A.M., at the front door of the Metro Courthouse downtown Nashville, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time Venture Properties was the high bidder.

NOW THEREFORE, in consideration of the premises, I, Jane Ann McCullough, Trustee, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby convey to Venture Properties, its successors and assigns, all my interest in the following described real property, to-wit:

Land in Davidson County, Tennessee described as Lot No. 7 on the plan of Hydes Ferry Park, Section 1, of record in Book 2330, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 103.2 feet on the westerly margin of Emerald Drive and extends back 403.3 feet on the northerly line and 266.0 feet on the southerly line to a curved line along the easterly margin of the Tennessee margin of the Tennessee Central Railroad right-of-way, measuring 238.0 feet thereon.

Being the same property conveyed to Corey Allen by cash deed from Secretary of Housing executed 7th day of May, 2007 of record 20070515-0058222 in R.O.D.C, Tennessee.

Property address: 1605 Emerald Drive, Nashville, TN 37208

I, Jane Ann McCullough, Trustee, convey Venture Properties, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 15th day of October, 2009.

Jane Ann McCullough, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Ann McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2009.

Commission expires 1/7/2013 Notary Public

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 70,000 - .

AFFIANT

Subscribed and sworn to me this 15th day of October, 2009.

Commission expires 1/7/2013 Notary Public

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON