This Instrument Prepared By:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

After Recording Return To:
Spicer Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090076532 DEEDTRS
Recvd: 11/09/09 14:20 3 pgs
Fees:18.00 Taxes:2068.30
20091109-0103631

TRUSTEE'S DEED

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Hollingsworth Oil Co 20.00 1053 Memorial Boulevard Springfield, TN 37172	New Owners	082-6-13.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $559,000.00 which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of November 6, 2009.

Notary Public

My Commission Expires: July 25, 2012

WHEREAS, by DEED OF TRUST dated September 13, 2007, of record in Instrument **No. 20070927-0115240, Register's Office for Davidson County, to Bryan D. Spicer, Trustee**, the hereinafter described real property to secure the payment of a certain Note dated September 13, 2007, and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such advertisement appeared in ***The Tennessean***, on September 4, 2009, September 11, 2009 and September 18, 2009, and

WHEREAS, pursuant to the Notice of Trustee's Sale, the foreclosure sale was appointed to be held on the 29th day of September, 2009, at 1:00 pm, at the Davidson County Courthouse Door, Northwest Entrance, 6th & Broadway, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, **Hollingsworth Oil Co.** being the highest and best bidder, became the purchaser of said property at and for the sum of **Five Hundred Fifty-Nine Thousand dollars and No/100 ($559,000.00)**; and

WHEREAS, the undersigned as Trustee hereby conveys the hereinafter described real property to **Hollingsworth Oil Co.;**

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, the undersigned, as the Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Hollingsworth Oil Co.**, the following real estate:

BEGINNING at a railroad spike (old) in the easterly margin of Dickerson Pike, U.S. Highway 31-W, the southwest corner of a tract of land, which belongs to Shirley J. Gambill, having a deed reference in Inst. No. 20010724078397, RODCT, the northwest corner of this tract, and continuing as follows: S 88° 08' 11" E, 154.00 feet to an iron pin (new), in the westerly margin of Alley No. 326, the southeast corner of said tract of land which belongs to Shirley J. Gambill, thence, S 01° 00' 49" W, 200.00 feet to a railroad spike (old), at the intersection of the westerly margin of Alley No. 326, and the northerly margin of Hancock Street; thence, N 88° 08' 12" W, 154.09 feet to a railroad spike (old), at the intersection of Hancock Street and the easterly margin of Dickerson Pike; thence, N 01° 02' 19" E, 200.00 feet, to the point of beginning, containing 0.71 acres, 30,787 square feet, as surveyed by Steven E. Artz, TN. LISC. No. 1708, d/b/a/ Steven E. Artz and Associates, Inc. 514 S. Brown St. Suite 600, Springfield, TN 37172, dated February 11, 2002.

Being the same property conveyed to K's Market Corporation, a Tennessee corporation, by Special Warranty Deed from G&G Hospitality, Inc., a Tennessee corporation, dated November 29, 2006, of record in Instrument No. 20061205-0149732, Register's Office for Davidson County, Tennessee.

The subject property has a street address of **803 Dickerson Pike, Nashville, Tennessee 37207.**

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple,

forever and free from all homestead, dower, equitable right of redemption, statutory right of redemption, marital share, and all other exemptions and redemptive rights of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

The UNDERSIGNED, as Trustee, does hereby transfer, assign, and set over unto **Hollingsworth Oil Co.,** it's successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as Trustee, but no further or otherwise. The undersigned makes no warranties as to condition, location, or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine, and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 6th day of November, 2009.

Bryan D. Spicer, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, the within named bargainor, **Bryan D. Spicer, Trustee**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 6th day of November, 2009.

CAROL L. McARTHUR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 25, 2012

Carol L McArthur
Notary Public

My Commission Expires: July 25, 2012