BILL GARRETT, Davidson County
Trans:T20090078965 DEEDTRS
Recvd: 11/19/09 15:36 4 pgs
Fees:23.00 Taxes:2960.00
20091119-0106784

THIS INSTRUMENT PREPARED BY: **Marcy E. Shelton** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 800,000.00 Affiant Subscribed and sworn to before me, this 19th day of November 2009. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Address new owners as follows:	Send tax bills to:	Map-Parcel Numbers
The Bank of Nashville 401 Church Street Nashville, TN 37219	Same	132-13-0-100.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, ADVENT LAND COMPANY, INC., a Tennessee corporation, by a Construction Deed of Trust, Assignment of Rents and Security Agreement dated April 13, 2007 to William W. Winfrey, Trustee, (the "Deed of Trust") to secure indebtedness described therein payable to The Bank of Nashville of record as Instrument No. 20070416-0045221, Register's Office for Davidson County, Tennessee; and

WHEREAS, Marcy E. Shelton was appointed Successor Trustee by the owner and holder of said indebtedness by Appointment of Successor Trustee of record as Instrument No. 20090817-0077100, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor 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 October 16, October 23 and October 30, 2009; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse located in Nashville, Davidson County, Tennessee, at 11:00 o'clock A.M. on Thursday, November 19, 2009, and **THE BANK OF NASHVILLE** (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **EIGHT HUNDRED THOUSAND AND 00/100 ($800,000.00) DOLLARS**, which sum was set off against the secured indebtedness.

NOW, THEREFORE, Marcy E. Shelton, in her capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Loring Court Resub. of Lots 1, 2, 3 & 4 of Pyburn's Re-Subdivision of Lots 2 & 3 Oakhill Subdivision No. 1, of record as Instrument No. 20060920-0116537, Register's

Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Advent Land Company, Inc., a Tennessee corporation, by deed from Battery Lane Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20070416-0045219, Register's Office for Davidson County, Tennessee.

(the "Property")

Said sale will be held subject to:

1. 2009 Metro taxes, a lien now due and payable.

2. Declaration of Covenants, Conditions and Restrictions, including but not limited to easement, assessments, special assessments, charges and liens, contained in instrument of record in Instrument No. 20070142-0043803, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Instrument No. 20060920-011637, Register's Office for said County.

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 6218, pages 172, 175 , 178 and 181, Register's Office for Davidson County, Tennessee.

5. Easement contained in instrument of record in Book 460, page 166, Register's Office for Davidson County, Tennessee.

6. Any matters encumbering the Property which have a priority over the Deed of Trust.

The address of the Property according to the records of the Davidson County, Tennessee Trustee is 108 Loring Court, Oak Hill, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property free from the equity of redemption, the statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other rights and 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 Successor Trustee, and not otherwise, has the power to convey the same.

Marcy E. Shelton, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 19th day of November, 2009.

Marcy E. Shelton, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCY E. SHELTON, SUCCESSOR TRUSTEE**, 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 purposes therein contained.

WITNESS my hand, at office, this 19th day of November, 2009.

Notary Public

My Commission Expires: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.