THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, 305 Fourteenth Avenue, North, Nashville, Tennessee 37203

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Community Bank & Trust 575 S. Main Street Ashland City, Tennessee 37015	Same	Map 119-01 Parcel 206.00 Map 105-04 Parcel 262.00

WHEREAS, NorthRidge Properties, LLC, a Tennessee Limited Liability Company, and Stonebrook Investments, Inc., a Tennessee corporation, by Deed of Trust (the "Deed of Trust") dated August 30, 2006, transferred and conveyed to Robert L. Perry, Jr., Trustee, the property described in Exhibit "A" hereto (the "Property"), the Deed of Trust being of record in Instrument No. 200608310107615, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Substitute Trustee being of record in Instrument No. 20091027-0099102, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on December 2, 2009, at the Sommet Center in Nashville, Davidson County, Tennessee, when and where Community Bank & Trust ("Grantee"), became the last and highest bidder for cash at the price of Eighty-Three Thousand Seventy-Four and 00/100ths ($83,074.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Substitute Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

BILL GARRETT, Davidson County
Trans:T20090081385 DEEDTRS
Recvd: 12/02/09 12:06 3 pgs
Fees:18.00 Taxes:307.37
20091202-0110267

Dated this 2nd day of December, 2009.

LARRY D. CRAIG, as Substitute Trustee, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, Substitute Trustee, with whom I am personally acquainted, (or 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 Nashville, Tennessee, this 2nd day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 03-04-12

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $83,074.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 03-04-12

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
BEING Lot No. 162 and the Easterly 10 feet of Lot No. 161 on the Plan of Overhill City and H.W. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 162 and the Easterly part of Lot No. 161 front together 60 feet on the Northerly margin of Rose Avenue, and runs back between parallel lines 150 feet to an alley, Lot 162 running back with the Westerly margin of Fox Avenue.

Tract No. 1 BEING all of the same property conveyed to Stonebrook Investments, Inc. by Warranty Deed from Ruby T. Deal, a widow, dated November 20, 2003 and filed of record in Book 20031201-0172335, Register's Office for Davidson County, Tennessee.

Property commonly known as 218 Rose Street, Nashville, TN 37210.

TRACT NO. 4:

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of Lots 16 and 17 Old Fair Grounds Subdivision of record in Plat Book 21, Page 116, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING in the East right of way of Lewis Street (formerly East Hill Street) at a point located 45 feet North of the Northeast intersection of said Lewis Street and North Hill Street; thence along said Lewis Street North 00 deg. 58' 47" East, 50.21 feet; thence leaving said right of way South 83 deg. 50' 13" East, 182.75 feet to the East right of way of an alley; thence along said alley South 08 deg. 07' 45" West, 50.03 feet; thence leaving said alley North 83 deg. 50' 13" West, 176.50 feet to the point of beginning, containing 0.21 acre, more or less.

Tract No. 4 BEING the same property conveyed to North Ridge Properties, LLC by Warranty Deed from Mohammad Shokri, filed of record in Instrument No. 20060831-0107614, Register's Office for said County.

Property commonly known as 1218 Lewis Street, Nashville, TN 37210.