Owner and Tax Liability:
Coffee County Bank
P. O. Box 1109
Manchester, Tennessee 37349

This Instrument Prepared By:
Garland and Trail, Attorneys
117 South Spring Street
Manchester, Tennessee 37355

Map 105-3, Parcel 138.00 (Tract 1); Map 105-4, Parcel 008.00 (Tract 2), Parcel 002.00 (Tract 3) and Parcels 148.00 and 149.00 (Tract 4)

TRUSTEE'S DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 30th day of November, 2009, by and between Kenneth Kirby, Trustee, party of the first part, and Coffee County Bank, party of the second part;

WHEREAS, by Deed of Trust dated September 17, 2007 and recorded as instrument number 20070921-0112805 in the Register's Office of Davidson County, Tennessee, The Estate of Billie W. Rickles and The Billie W. Rickles Family Trust conveyed to Kenneth Kirby, as Trustee, the hereinafter described real estate to secure a note due Coffee County Bank; and

WHEREAS, default was made in the amount of said note and the holder thereof having directed the first party to sell said property as provided by said Deed of Trust, the first party did cause foreclosure notices to be published for three consecutive weeks in The City Paper, a newspaper in and for Davidson County, Tennessee, on October 26 and November 2 and 9, 2009, in accordance with state law and the aforementioned Deed of Trust and said publication did advertise said property to be sold on the 30th day of November, 2009, and pursuant to said notices, on this date during legal hours, and at 11:00 A.M., the first party offered said property for sale at the Sommet Center in Nashville, Davidson County, Tennessee, and after receiving bids sold said property to Coffee County Bank for Two Hundred Twenty Five Thousand Seven Hundred Two and 75/100 ($225,702.75) Dollars, this being the highest, last and best bid,

BILL GARRETT, Davidson County
Trans:T20090082952 DEEDTRS
Recvd: 12/08/09 13:41 4 pgs
Fees:23.00 Taxes:835.10
20091208-0112302

WHEREFORE, I, Kenneth Kirby, Trustee, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto the said Coffee County Bank, its successors and assigns, the following property located in Davidson County, Tennessee:

TRACT 1 (Also known as 29 Wharf Avenue, Nashville) Land in Davidson County, Tennessee, being Lot No. 413 on the map of Maury and Claiborne's Addition to Nashville, as of record in Book 121, page 84, Register's Office of Davidson County, Tennessee.

Said Lot No. 413 fronts 40 feet on the easterly side of Wharf Avenue and runs back between parallel lines 150 feet to an alley.

And being the same property conveyed to Billie W. Rickles by Installment Deed from Leon Ruben, et al, dated October 31, 1996 and recorded on November 5, 1996 at 2:14 P.M. in Book 10250, page 550, Register's Office of Davidson County, Tennessee. Billie W. Rickles is deceased having left a Last Will and Testament which was filed for probate with the General Sessions Court for Rutherford County, Tennessee, Case Number E-16054. The Billie W. Rickles Family Trust was formed pursuant to said Last Will and Testament.

TRACT 2 (Also known as 18 Perkins Street, Nashville) Land in Davidson County, Tennessee, being Lot No. 427 in Maury and Claiborne's Addition to Nashville, Tennessee, a plan of which is of record in Book 21, page 84 and 85, Register's Office for said County.

Said Lot No. 427 fronts 40 feet on the northerly side of Perkins Street and extends back between parallel lines 150 feet to an alley.

And being the same property conveyed to Billie W. Rickles by Installment Deed from Leon Ruben, et al, dated June 29, 1995 and recorded on July 5, 1995 at 3:45 P.M. in Book 9722, page 642, Register's Office of Davidson County, Tennessee. Billie W. Rickles is deceased having left a Last Will and Testament which was filed for probate with the General Sessions Court for Rutherford County, Tennessee, Case Number E-16054. The Billie W. Rickles Family Trust was formed pursuant to said Last Will and Testament.

TRACT 3 (Also known as 22 Claiborne Street, Nashville) Being Lot No. 400 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, page 84 and 85, Register's Office for said County.

Said Lot No. 400 fronts 40 feet on the westerly side of Claiborne Street and run back between parallel lines 165 feet to an alley.

And being the same property conveyed to Billie W. Rickles by Installment Deed from Leon Ruben, et al, dated June 29, 1995 and recorded on July 5, 1995 at 3:44 P. M. in

Book 9722, page 635, Register's Office of Davidson County, Tennessee. Billie W. Rickles is deceased having left a Last Will and Testament which was filed for probate with the General Sessions Court for Rutherford County, Tennessee, Case Number E-16054. The Billie W. Rickles Family Trust was formed pursuant to said Last Will and Testament.

TRACT 4 (Also known as 12 & 14 Garden Street, Nashville) LAND in Davidson County, Tennessee, being all of Lots Nos. 4, 5, 6, 7, 8, 9, 10 and 11 on the Plan of Subdivision of the Mansion House Lot in Trimble Addition to Nashville as of record in Book 57, page 84, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 4, 5, 6, and 7 front together 180½ feet on the westerly margin of Thomas Street and run back 102 feet to an alley. Said Lots 8, 9, 10 and 11 front together 158-3/4 feet on the easterly margin of John Street and run back 102 feet to an alley.

Also conveyed herewith is an unnumbered alley lying between John Street and Thomas Street extending from alley No. 691 southwardly to Garden Street. Said alley lying east of Lots 8, 9, 10, 11, and lying west of Lots 4, 5, 6 and 7. Also conveyed herewith is the southerly one-half of an alley No. 691, being the first alley south of Shepard Street, extending between Thomas Street and John Street. Said alley lying south of Lots No. 1, 2, and 3 on the Plan of Trimble's Addition to Nashville, as of record in Book 57, page 84, in the Register's Office for said County and lying north of Lot No. 11 and 4 in said Subdivision title to the southerly half of said alley was acquired by the Granted by deed of record in Book 3282, page 217, Register's Office of Davidson County, Tennessee.

SAID alleys described above were closed by Nashville City Ordinance No. 60-133, said ordinance being of record in Minute Book 14, page 202, City Clerk's Office, Nashville, Tennessee.

And being the same property conveyed to Billie W. Rickles by deed from Roger J. Gonzales, dated August 15, 1994 and recorded on August 18, 1994 at 2:14 P.M. in Book 9440, page 587, Register's Office of Davidson County, Tennessee. Billie W. Rickles is deceased having left a Last Will and Testament which was filed for probate with the General Sessions Court for Rutherford County, Tennessee, Case Number E-16054. The Billie W. Rickles Family Trust was formed pursuant to said Last Will and Testament.

TO HAVE AND TO HOLD the said real estate, together with all improvements thereon unto the party of the second part, its successors and assigns, in fee simple, forever and in bar of all right or equity of redemption.

And the first party does hereby transfer, assign and set over unto the party of the second part, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as such Trustee, but no further or otherwise.

Witness my signature on this the day and date first above written.

Kenneth Kirby, Trustee

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named KENNETH KIRBY, with whom I am personally acquainted and who acknowledged that he executed the within and foregoing instrument in his capacity as Trustee and for the purposes therein contained.

Witness my hand and official seal the 30th day of November, 2009.

NOTARY PUBLIC

L BUSH STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My Commission Expires: 7-1-2013

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 225,702.75 , which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me the 30th day of November, 2009.

NOTARY PUBLIC

L BUSH STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My commission expires: 7-1-2013