BILL GARRETT, Davidson County
Trans:T20090085016 DEEDTRS
Recvd: 12/17/09 11:42 3 pgs
Fees:18.00 Taxes:888.00
20091217-0114914

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (JMB)
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Keeneland Partners, LLC 421 East Iris Drive, Suite 300 Nashville, TN 37204	New Owner	Map: 150140D06400CO And 150140D07300CO

TRUSTEE'S DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollar ($1.00), the receipt of which is hereby acknowledged, John M. Baird, Successor Trustee ("Grantor") acting as Successor Trustee, only, has this day bargained and sold, and does hereby transfer and convey unto Keeneland Partners, LLC ("Grantee"), Grantee's successors and assigns, without covenant or warranty, express or implied, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 148 and 157, as shown the map entitled Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, of record as Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Fischer & Ford Group, LLC, by deeds of record as Instrument Nos. 20041130-0142531, 20050203-0013019, as corrected by Instrument No. 20080804-0079649, and 20050406-0038120, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4616 Buckpasser Avenue, Antioch, Tennessee 37013 and 4608 Buckpasser Avenue, Antioch, Tennessee 37013.

This conveyance is made pursuant to the powers conferred upon Grantor by that Construction Deed of Trust, Assignment of Rentals, Security Agreement and Fixture Filing ("Deed of Trust") executed June 27, 2007, by Fischer & Ford Group, LLC to Thomas W. Lawless, Trustee, appearing of record as Instrument No. 20070627-0076766, as corrected by Instrument No. 20070917-0111434, Register's Office for Davidson County, Tennessee, with Grantor having been appointed Successor Trustee by an instrument of record as Instrument No. 20091118-0106209, said Register's Office. As

set forth in that Notice of Foreclosure Sale, a copy of which is attached hereto as Exhibit "A," published pursuant to the Deed of Trust and applicable law in The Tennessean on November 20, 2009, November 27, 2009, and December 4, 2009, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the above-described property was scheduled for Friday, December 11, 2009, at 10:30 a.m., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. At that time, the foreclosure sale was held and concluded as provided in the foreclosure notice, with Grantee constituting the highest bidder at such sale.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 16th day of December, 2009.

"GRANTOR"

Successor Trustee
John M. Baird, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Julia Ann Sherron, a Notary Public for the state and county aforesaid, John M. Baird, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2009.

Julia Ann Sherron
Notary Public

My Commission Expires:
05/02/2011

JULIA ANN SHERRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 05/02/2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $240,000.00.

Affiant

SUBSCRIBED and sworn to before me, this 16th day of December, 2009.

Notary Public

My Commission Expires:

05/02/2011

JULIA ANN SHERRON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 05/02/2011