BILL GARRETT, Davidson County
Trans:T20090086148 DEEDTRS
Recvd: 12/22/09 13:39 3 pgs
Fees:18.00 Taxes:2419.80
20091222-0116467

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $654,000.00.

Ashley S. Rudy
Affiant

Subscribed and sworn to before me on this 21st day of December, 2009.

Karen P. Stevenson
Notary Public

My Commission Expires: 5/8/12

KAREN P. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2012

This Instrument Was Prepared By:
Ashley S. Rudy, Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

Address of New Owner:
Bank of Tennessee
2525 West End Ave.
Suite 1275
Nashville, Tennessee 37205

Send Tax Bills to:
Same

Map-Parcel:
117-9-32

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Hilldale, LLC, a Tennessee limited liability company, by Construction Deed of Trust (the "Deed of Trust") dated June 25, 2007, of record, Instrument No. 20070627-0076762, Register's Office for Davidson County, Tennessee, conveyed to Roy L. Harmon, Jr., Trustee the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to the Bank of Tennessee; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 20091116-0105443, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute 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 The Tennessean (newspaper) on November 20, 2009, November 27, 2009, and December 4, 2009; and

WHEREAS, the Substitute 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 in Nashville, Tennessee at 10:00 am. on December 11, 2009, and Bank of Tennessee (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of SIX HUNDRED FIFTY-FOUR THOUSAND DOLLARS and 00/100 ($654,000.00) Dollars.

NOW, THEREFORE, Ashley S. Rudy, in her capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

A Certain Tract or Parcel of Land in Davidson County, Tennessee, Described as Follows, to wit:

Being part of Lot No. 3 on the Map of Mrs. Mary Billington's Subdivision of Lot 2 of the Compton Lands, of record in Book 547, page 116, Register's Office for said County, said Compton Lands being part of record in Book 2, page 68, Chancery Court at Nashville, and being known as part of Lot No. 3 on the unrecorded Map of a Subdivision of part of Lot No. 3 of said Billington Subdivision and described according to a copy of a survey thereof made by Ms. R. Swann, Jr., June 30, 1965 as follows:

Beginning at a point in the west margin of Hilldale Drive or Road, 394.4 feet more or less north from the center line of Abbott Martin Road, as now located being in the line of Lots No. 2 and 3, of said unrecorded Plan; thence with line between said Lots, westerly 219 feet more or less to a point; thence north 4 degrees East 100 feet to the corner of Lots No. 3 and 4; being the southwest corner of the property conveyed to Lawrence A. Spilman and wife, by Deed of record in Book 1580, page 520, said Register's Office, thence with the line between Lot No. 3 and 4, along Spilman's southerly line, easterly 215 feet more or less to the west margin of Hilldale Drive or Road; thence with the margin of the same South 4 degrees 50 minutes West 100 feet to the point of beginning.

Being the same property conveyed to Richard Crosby Eason and wife, Jody A. Eason, as tenants by the entirety, by Quitclaim Deed from David W. McMackin, Trustee recorded on the 26th day of May, 2004 in Instrument No. 20040526-0061815, in the Register's Office for Davidson County, Tennessee and being the same property conveyed to Hilldale, LLC by Warranty Deed from Richard Crosby Eason and wife, Jody A. Eason dated June 25, 2007 and recorded June 27,

2007 in Instrument No. 20070627-0076761, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Ashley S. Rudy, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 21st day of December, 2009.

Ashley S. Rudy

Ashley S, Rudy, Substitute Trustee

Subscribed and sworn to before me on this 21st day of December, 2009.

Karen P. Stevenson

Notary Public

My Commission Expires: 5/8/12

