This Instrument Prepared By:
David W. Houston, IV
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20090087875 DEEDTRS
Recvd: 12/31/09 10:48 5 pgs
Fees:28.00 Taxes:666.00
20091231-0118873

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
REDUS Nashville Housing, LLC 3563 Philips Hwy, Suite 601E Jacksonville, FL 32207	SAME	41-06-A-47.00 CO 41-06-A-9.00 CO 41-06-A-3.00 CO 41-06-A-4.00 CO 41-06-A-7.00 CO 164-10-A-389 CO 164-10-A-390 CO

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, and in the terms and conditions provided for in that certain First Deed of Trust and Security Agreement dated May 26, 2004, to R. Daniel Beam, Trustee, executed by Capitol Homes, Inc., ("Grantor"), as same appears of record as Instrument Number 20040618-0072383, as modified by that certain Amended and Restated Deed of Trust and Assignment of Rents of record as Instrument Number 20060705-0079811, as further modified by that certain Modification of Deed of Trust of record as Instrument Number 20070625-0075758, as further modified by that certain Modification of Deed of Trust of record as Instrument Number 20070705-0080267, and as further modified by that certain Modification of Deed of Trust of record as Instrument Number 20070816-0098216, (the "Deed of Trust"), conveying certain real property (the "Property") to secure the payment of certain indebtedness described in the Deed of Trust; and

WHEREAS, the entire indebtedness secured by the Deed of Trust has matured and is past due and unpaid; and

WHEREAS, as of November 28, 2009, at 5:00 p.m., there were no state or federal tax liens filed against Capitol Homes, Inc. in said Register's Office; and,

WHEREAS, Wachovia Bank, as the beneficiary in the Deed of Trust and as the lawful owner and holder of the obligations secured by the Deed of Trust, removed R. Daniel Beam as Trustee and appointed David W. Houston, IV as Successor Trustee by instrument of record in Instrument Number 20091130-0109545, said Register's Office; and

WHEREAS, David W. Houston, IV, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 12:00 noon on December 28, 2009 at the front door of the office of the Davidson County Register of Deeds, Sommet Center, 501 Broadway, Nashville, Tennessee 37203 to the highest and best bidder for

cash; free from free from any exemption (including homestead exemption), appraisement, valuation, stay, extension or redemption, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in The City Paper on December 7, 2009, December 14, 2009 and December 21, 2009, and noticed Grantor and all parties interested in accordance with the provisions of the Deed of Trust and applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of One Hundred Eighty Thousand Dollars and no/100 ($180,000.00) by REDUS Nashville Housing, LLC (hereinafter referred to as the "Grantee") and the Property was sold to the Grantee for said amount.

NOW, THEREFORE, in consideration of the premises and sum of One Hundred Eighty Thousand Dollars and no/100 ($180,000.00) paid by the Grantee, David W. Houston, IV, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors, heirs and assigns, certain tracts or parcels of land situated in Davidson County, Tennessee, and described as follows:

See Attached Exhibit A

To have and to hold the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever.

It is the intention of the Successor Trustee only to convey to Grantee such title in the Property that he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the liens of said Deed of Trust.

WITNESS my hand this 31st day of December, 2009.

David W. Houston, IV, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, David W. Hausser, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of December, 2009.

Kelly W. Reiford
NOTARY PUBLIC

KELLY W. RAIFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 14, 2012

My Commission Expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Eighty Thousand Dollars and no/100 ($180,000.00).

Affiant

Sworn to and subscribed before me this 31st day of December, 2009.

Kelly W. Reiford
NOTARY PUBLIC

KELLY W. RAIFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 14, 2012

EXHIBIT A

TRACT ONE:

Land situated in Davidson County, Tennessee Being Lot 001A, Liberty Place formerly known as Bell Grimes, as shown on plan of record in Instrument No. 20070103-0001070 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

And

Land situated in Davidson County, Tennessee Being Lot 9, Liberty Place formerly known as Bell Grimes, as shown on plan of record in Instrument No. 20060606-0066841 corrected at Instrument No. 20060614-0070620 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation by Warranty Deed from Umbrella Investment Corporation dated June 7, 2007 and recorded in Instrument No. 20070625-0075757 in the Register's office of Davidson County, Tennessee.

TRACT TWO:

Land situated in Davidson County, Tennessee Being Lots 3, 4, and 7, Liberty Place formerly known as Bell Grimes, as shown on plan of record in Instrument No. 20060606-0066841 corrected at Instrument No. 20060614-0070620 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation by Warranty Deed from Umbrella Investment Corporation dated June 29, 2007 and recorded in Instrument No. 20070705-0080266 in the Register's office of Davidson County, Tennessee.

TRACT THREE:

Being Land in Davidson County, Tennessee, Being Lots 434 and 435, Summerfield, Village Nine, as shown on plat of record in Instrument No. 20060718-0086560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation by Warranty Deed from Summerfield Development, LLC, a Tennessee Limited Liability Company dated August 3, 2007 and recorded in Instrument No. 20070816-0098215 in the Register's office of Davidson County, Tennessee.

Together with the buildings, improvements, and fixtures thereon, and all appurtenances, hereditaments, estate, title, interest, insurance proceeds, condemnation awards and payments thereon.