BILL GARRETT, Davidson County
Trans:T20100001793 DEEDTRS
Recvd: 01/11/10 09:22 4 pgs
Fees:23.00 Taxes:9250.00
20100111-0002244

This instrument prepared by:
Prochaska Thompson Quinn & Ferraro, P.C. (JRP)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Clayton Bank and Trust Attn: Tom McMahan 620 Market Street Knoxville, TN 37902	SAME	093 10 0 431.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of December 17, 2009, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Clayton Bank and Trust.

WHEREAS by Deed of Trust dated June 1, 2007, of record at Instrument Number 20070601-0065339, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor, Sobro Land Investments, LLC conveyed to Matt Daniels, as Trustee, the hereinafter described real estate, to secure payment to Clayton Bank and Trust of a promissory note dated June 1, 2007 (the "Note"); and

WHEREAS, the lawful holder of the Note, Clayton Bank and Trust appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument Number 20091104-0102072, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Davidson AM* that the property would be sold at 10:00 a.m. on December 7, 2009, such advertisement appearing in said paper on November 13, 2009; November 20, 2009; and November 27, 2009, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Clayton Bank and Trust at the price of $2,500,000.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $2,500,000.00, by these presents do transfer to Clayton Bank and Trust, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

> Land in the 1st Civil District of Nashville, Davidson County, Tennessee, being Lots 63, 64, 65, 66, 67, 68, 69, 70, 71 and 72 on the Plan of University Lots called College Campus, not of record, being more particularly described according to a survey dated March 12, 1997, prepared by Ragan Smith Associates, Inc., Job No. 95-172, W.O. No. 5069, as follows:
>
> Beginning at an iron pin (set) along the back of a sidewalk at the intersection of the westerly right of way of Peabody Street (a 40 foot right of way) and the southerly right of way of Third Avenue (a 50 foot right of way); thence,
>
> With the westerly right of way of Peabody Street, South 31 deg. 55 min. 26 sec. West a distance of 162.00 feet to an iron pin (set), said iron pin begins at the intersection of the westerly right of way of Peabody Street and the northerly right of way of Almond Street (a 38 foot right of way); thence,

With the northerly right of way of Almond Street, North 58 deg. 04 min. 34 sec. West a distance of 256.00 feet to an iron pin (set), said iron pin being southeast propertycorner of Ching I. Wang and Min Huang Wang, his wife, of record in Book 7379, page 517, Register's Office for Davidson County, Tennessee; thence,

Leaving said right of way with the easterly line of Wang's tract, North 31 deg. 55 min. 26 sec. East a distance of 162.00 feet to an iron pin (set) along the back of a sidewalk in the southerly right of way of Third Avenue; thence,

With the southerly right of way of Third Avenue, South 58 deg. 04 min. 34 sec. East a distance of 256.00 feet to the point of beginning, and containing 41,471 square feet, or 0.952 acres, more or less.

Being the same property conveyed to SOBRO LAND INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THE PEABODY INVESTMENT GROUP, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20070601-0065338, dated June 12, 2007, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

JOSEPH R. PROCHASKA
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Rigsby, a Notary Public of said County and State, JOSEPH R. PROCHASKA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 17th day of December, 2009.

JESSICA RIGSBY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Jessica Rigsby
Notary Public

My commission expires: 4-16-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00

Affiant

Sworn to and Subscribed
before me this the 17th
day of December, 2009

Jessica Rigsby
Notary Public

My commission expires: 4-16-2011

JESSICA RIGSBY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY