BILL GARRETT, Davidson County
Trans:T20100008691 DEEDTRS
Recvd: 02/11/10 15:05 6 pgs
Fees:33.00 Taxes:5550.00
20100211-0010920

This Instrument Prepared By:

David O. Huff, Esq.
Smythe, Puryear & Robertson
144 2nd Avenue, North, Suite 333
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel No.
Titan Capital ID, LLC c/o Lisa Francis Brookside Properties 2002 Richard Jones Road, Suite C200 Nashville, TN 37215	Same	051 Parcel 15.00

I, David O. Huff, Substitute Trustee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Five Hundred Thousand ($1,500,000.00) Dollars.

Affiant

Sworn to and subscribed before me this 11th day of February, 2010.

Notary Public

RITA L. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 05-08-2012

WHEREAS, by Deed of Trust dated April 17, 2007, and recorded in Instrument No. 20070423-0048098, Register's office for Davidson County, Tennessee, Highland Cove Realty Co., LLC, conveyed to C. Mark Carver, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20100107-0001619, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Tennessean / Davidson A.M. on January 15, 2010, January 22, 2010, and January 29, 2010; and

WHEREAS, pursuant to the Substitute Trustee's Notice of Sale, the foreclosure sale was scheduled to be held on the 8th day of February, 2010, at 11:00 o'clock a.m. at the main entrance of the Davidson County Metropolitan Courthouse, One Public Square, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Titan Capital ID, LLC, being the highest and best bidder, became the purchaser of said property at and for the sum of One Million Five Hundred Thousand and no/100 ($1,500,000.00) Dollars.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Titan Capital ID, LLC, the following real estate:

The property herein to be foreclosed is described as follows:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRTCT, THIRD COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY BARGE, WAGGONER, SUMNER AND CANNON, SEPTEMBER 27, 1994, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF DUE WEST AVENUE, SAID POINT BEING THE NORTHWESTERLY 1,055 FEET, MORE OR LESS FROM THE CENTERLINE OF OLD DUE WEST AVENUE, AS EXTENDED; THENCE, LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF PROPERTY CONVEYED TO BIBLE MISSIONARY BAPTIST CHURCH TRUSTEES BY DEED OF RECORD IN BOOK 3179, PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 71 DEGREES 42 MINUTES 42 SECONDS EAST, 490.54 FEET TO A POINT; THENCE, WITH THE NORTHERLY LINE OF SAID CHURCH PROPERTY, NORTH 26 DEGREES 29 MINUTES 32 SECONDS WEST, 3.03 FEET TO A POINT IN THE SOUTHERLY LINE OF PROPERTY CONVEYED TO ALBERT D. PANTER BY DEED OF RECORD IN BOOK 4401, PAGE 764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF PROPERTY CONVEYED TO MARY C. BROWDER BY DEED OF RECORD IN BOOK 6118, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE FOLLOWING CALLS: SOUTH 82 DEGREES 40 MINUTES 17 SECONDS EAST 224.82 FEET TO A POINT; SOUTH 82 DEGREES 19 MINUTES 29 SECONDS EAST 271.41 FEET TO A POINT; SOUTH 79 DEGREES 42 MINUTES 41 SECONDS EAST, 216.34 FEET TO A POINT IN THE WESTERLY MARGIN OF INTERSTATE 65; THENCE, WITH SAID MARGIN THE FOLLOWING CALLS:

WITH A CURVE TO THE RIGHT 353.76 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 05 DEGREES 30 MINUTES 30 SECONDS, A RADIUS OF 3679.72 FEET, A TANGENT OF 177.02 AND A CHORD OF SOUTH 24 DEGREES 54 MINUTES 12 SECONDS WEST, 353.63 FEET; SOUTH 28 DEGREES 53 MINUTES 43 SECONDS WEST, 196.33 FEET TO A POINT; SOUTH 29 DEGREES 23 MINUTES 30 SECONDS WEST, 744.14 FEET TO A POINT; THENCE, LEAVING SAID MARGIN WITH THE EASTERLY LINE OF A 25-FOOT ACCESS; THE EASTERLY LINE OF PROPERTY CONVEYED TO JEONG S. YUN BY DEEDS OF RECORD IN BOOK 7709, PAGE 905, AND BOOK 8101, PAGE 340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND WALLACE MITCHELL BY DEED OF RECORD IN BOOK 5322, PAGE 450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 5 DEGREES 58 MINUTES 00 SECONDS EAST 456.35 FEET TO A POINT; THENCE, WITH THE NORTHERLY LINE OF SAID MITCHELL PROPERTY, SOUTH 59 DEGREES 53 MINUTES 25 SECONDS WEST, 373.7 FEET TO A POINT IN THE EASTERLY MARGIN OF DUE WEST AVENUE; THENCE WITH SAID MARGIN WITH A CURVE TO THE RIGHT 230.74 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OE 15 DEGREES 12 MINUTES, A RADIUS OF 869.76 FEET, A TANGENT OF 116.05 FEET AND A CHORD OF NORTH 24 DEGREES 41 MINUTES 30 SECONDS WEST, 230.06 FEET; CONTINUING WITH SAID MARGIN NORTH 17 DEGREES 05 MINUTES 30 SECONDS WEST, 40.57 FEET TO A POINT; THENCE, LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF PROPERTY CONVEYED TO W.B. DOWLEN BY DEED OF RECORD IN BOOK 3989, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 72 DEGREES 01 MINUTES 26 SECONDS EAST, 476.2 FEET TO A POINT; THENCE, WITH THE EASTERLY LINE OF SAID DOWLEN PROPERTY AND THE EASTERLY LINES OF PROPERTIES CONVEYED TO REYNOLD BUBIS BY DEED OF RECORD IN BOOK 6285, PAGE 205, AND CLABORN C. WEAVER BY DEED OF RECORD IN BOOK 6607, PAGE 809, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 05 DEGREES 58 MINUTES 00 SECONDS EAST, 328.4 FEET TO A POINT; THENCE WITH THE NORTHERLY LINE OF SAID WEAVER PROPERTY SOUTH 72 DEGREES 00 MINUTES 30 SECONDS WEST, 604.8 FEET TO A POINT IN THE EASTERLY MARGIN OF DUE WEST AVENUE; THENCE WITH SAID MARGIN, NORTH 17 DEGREES 05 MINUTES 30 SECONDS WEST, 300.00 FEET TO THE POINT OF EEGINNING, CONTAINING 13.81 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HIGHLAND COVE REALTY CO., LLC BY DEED FROM FREEMAN FLORIDA VENTURE, LTD D/B/A FREEMAN FLORIDA VENTURE, LP., A FLORIDA LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20070423-0048097, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Also described according to a survey as follows:

Being a parcel of land in the Second Civil District, Third Councilmanic District, Nashville, Davidson County, Tennessee, located on the northeasterly side of Due West Avenue west of Interstate 65, being property conveyed to Freeman Florida Venture, LTD by deed of record in Book 9479, Page 756, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Due West Avenue, said pin being northwesterly 1,055 feet, more or less from the centerline of Old Due West Avenue, as extended:

THENCE, leaving said right-of-way with the southerly line of property conveyed to Bible Missionary Baptist Church Trustees by deed of record In Book 3179, Page 328, R.O.D.C., N 71° 42' 42' E, 490.54 feet to an Iron pin;

THENCE, with the northerly line of said Church property, N 26° 29' 32" W, 3.03 feet to an iron pin in the southerly line of property conveyed to Kenneth Gentry by deed of record in Instrument No. 200610170128700, R,O.D.C;

THENCE, with said southerly line and the southerly line of property conveyed to Dillard Holdings, LLC, by deed of record in Instrument No. 200503170029190, R.O.D.C., the following calls;

S 82° 40' 17" E, 224.82 feet to an old iron pin, S 82° 19' 29" E, 271.41 feet to an old iron pin, S 79° 42' 41" E, 216.34 feet to an old iron pin in the westerly right-of-way line of Interstate 65;

THENCE, with said right-of-way line the following calls:

With a curve to the right 353.76 feet to an iron pin, said curve having a central angle of 05° 30' 30", a radius of 3,679.72 feet, a tangent of 177.02 and a chord of S 24° 54' 12" W, 353.63 feet,

S 28° 53' 43" W, 196.33 feet,

S 29° 27' 02" W, 388.212 feet to a right-of-way monument,

S 49° 05' 08" W, 102.10 feet to a right-of-way monument,

S 36° 29' 17" W, 138.59 feet to a right-of-way monument,

S 26° 58' 51" W, 2.69 feet to the easterly line of property conveyed to John Yoon, et. al by deed of record in Instrument No. 200102300105137, R.O.D.C.;

THENCE, with said Yoon property and with property conveyed to Robert Vaughan by deed of record In Book 11454, Page 472, R.O.D.C., N 05° 58' 00" E, 326.02 feet to an iron pin;

THENCE, with the northerly line of said Vaughan property, S 59° 52' 51" W, 333.23 feet to the easterly right-of-way of Due West Avenue;

THENCE, with said right-of way, N 33° 09' 55" W, 264.76 feet to an iron pin;

THENCE, leaving said right-of-way with the southerly line of property conveyed to Walter Raymond and James Irwin Dowlen by deed of record in Book 11150, Page 486, R.O.D.C., N 71° 27' 42" E, 480.58 feet to an old iron pin;

THENCE, with the easterly line of said Dowlen property and the easterly lines of properties conveyed to Kristen C. Lake by deed of record In Instrument No. 200005010043267, R,O.D.C., and Susan Flagg by deed of record In Instrument No. 20061205149820, R.O.D.C., N 05° 47' 45" E, 328.57 feet to an iron pin;

THENCE, with the northerly line of said Flagg property, S 72° 00' 32" W, 604.83 feet to an old iron pin the easterly right-of-way line of Due West Avenue;

THENCE, with said right-of-way, N 17° 05' 30" W, 300.00 feet to the point of beginning; Containing 582,650 square feet or 13.38 acres, more or less.

This is improved property known as the Brookwood (or Highland Cove) Apartments with a mailing and street address of 714 Due West Avenue, Madison, Tennessee 37115.

To have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all current and future homestead exemption, curtesy and dower, elective or distributive share, valuation, stay, appraisement and marshalling of liens and asset rights relating to the property, as well as all statutory right of redemption, equity of redemption, reinstatement, forbearance or moratorium laws in the maker of said Deed of Trust and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Titan Capital ID, LLC, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this 11th day of February, 2010.

SUBSTITUTE TRUSTEE

David O. Huff, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rita L. Richardson, a Notary Public in and for the said county and State, the within named bargainor, David O. Huff, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 11th day of February, 2010.

Rita L. Richardson
Notary Public

My Commission Expires: 05-08-2012

