**THIS INSTRUMENT PREPARED BY:**
Baker, Donelson, Bearman Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, TN 37201
Attn: K. David Waddell

**WHEN RECORDED RETURN TO:**
Baker, Donelson, Bearman Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, TN 37201
Attn: K. David Waddell

BILL GARRETT, Davidson County
Trans:T20100010735 DEEDTRS
Recvd: 02/23/10 14:59 2 pgs
Fees:13.00 Taxes:196.10
20100223-0013815

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 31, 2006, French River Development Company, LLC, "Mortgagor", executed a Deed of Trust to TRSTE II, Inc., as Trustee, conveying to him as trustee certain property (the "Property") hereinafter fully set forth and described for the benefit of Wachovia Bank, National Association, recorded at Instrument No. 20060601-0064272; in the Register's Office of Davidson County, Tennessee ("Deed of Trust"). Said Deed of Trust is incorporated herein by reference.

WHEREAS, the Original Trustee has been replaced by E. Franklin Childress, Jr., K. David Waddell and R. Spencer Clift, III as Substitute Trustees, as recorded under Instrument No. 20100112-0002903 in said Register's Office, any one of whom is empowered to serve with all the title, powers, and duties of the Original Trustee named in said Deeds of Trust described above; and

WHEREAS, Wachovia Bank, National Association (the "Creditor"), is the true and lawful owner and holder of the note aforesaid, secured by the Deed of Trust aforesaid; and

WHEREAS, default having been made under the terms of the said Deed of Trust, the Creditor of said indebtedness and obligation having requested the undersigned to advertise and sell the Property conveyed thereby according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the Property was advertised for sale in The Tennessean, a newspaper published in Nashville, Tennessee, for at least twenty-one (21) days, such advertisements appearing on January 29, 2010, February 5, 2010, and February 12, 2010 for sale on Monday, February 22, 2010, at noon and giving the time, terms, place of sale, and description of the Property; and

WHEREAS, at the time of the sale, being on Monday, February 22, 2010, commencing at 12:00 o'clock, noon, at the main door of the Register of Deeds, 501 Broadway, Sommet Center, Nashville, Davidson County Tennessee, the Property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said Property was struck off and sold to REDUS Nashville Housing, LLC at and for the sum of Fifty-Three Thousand Dollars 00/100 ($53,000.00), that being the highest and best bid offered;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said REDUS Nashville Housing, LLC the following real estate situated and located in Davidson County, Tennessee, (including any and all personal property) to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 and Lot No. 67 on the Plan of Summit Oaks, Phase Four, of record as Instrument No. 20060414-0043459, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

**LESS AND EXCEPT Lot 67** as released by Partial Release of record under Instrument No. 20061024-0131473 in the Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to French River Development Company, LLC by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments, Ltd., a Delaware corporation and Oakland Investments, Ltd, a Delaware corporation, of record as Instrument No. 20060601-0064270 Register's Office for Davidson County Tennessee.

Property address: 561 Summit Oaks Court, Nashville, TN 37221

The street address of the above described property is believed to be 561 Summit Oaks Court, Nashville, TN 37221 but such address is not a part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, together with the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, unto the said REDUS Nashville Housing, LLC, together with all rights and benefits of the covenants and warranties made in said Deed of Trust insofar as he can or ought as Substitute Trustee, but not further or otherwise.

Title to the Property is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust, including, without limitation, any unpaid ad valorem taxes or assessments.

IN WITNESS WHEREOF, the said Substitute Trustee has executed this instrument effective as of the 22nd day of February, 2010.

K. David Waddell
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2010 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared K. David Waddell, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office, the day and year above written.

Notary Public

CATHERINE C. COLLINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 6, 2013 [NOTARIAL SEAL]

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 22nd day of February, 2010.

Notary Public

CATHERINE C. COLLINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 6, 2013

PROPERTY ADDRESS: 561 Summit Oaks Court, Nashville, TN 37221

OWNER AND MAIL TAX NOTICE TO: REDUS Nashville Housing, LLC
301 S. College Street
Charlotte, NC 28288

Tax Parcel ID: 128-16B-64.00CO