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BILL GARRETT, Davidson County
Trans:T20100012320 DEEDTRS
Recvd: 03/02/10 13:52 10 pgs
Fees:53.00 Taxes:3330.00
20100302-0015964

FROM: Ralph Henson, Trustee

TO: First Citizens National Bank

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
First Citizens National Bank One First Citizens Pl. P.O. Box 370 Dyersburg, TN 38025-0370	(Same)	See list at end of Document

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Scott C. Williams, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 900,000.000.

Affiant

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

Subscribed and sworn to before me, this the 26th day of February, 2010.

Kim Natalie Parsons
Notary Public

My Comm. Expires: 7/24/2010

TRUSTEE'S DEED

WHEREAS, by Deed of Trust, dated April 10, 2008, of record as Instrument No. 20080415-0038143, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Cash Flow Properties, LLC, a Tennessee limited liability company, conveyed to Ralph Henson of Dyer County, Tennessee, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, the owner and holder of the indebtedness directed Ralph Henson, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Ralph Henson, Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 A.M., on Friday, February 26, 2010, in the lobby of the Courthouse at 1 Public Square, Nashville, Davidson County, Tennessee, at public auction to the highest bidder for cash, free from equity of redemption, statutory right of

redemption, homestead, dower, elective or distributive share and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in Davidson A.M. section of THE TENNESSEAN, a newspaper of general circulation in Davidson County, Tennessee, on February 5, 12 and 19, 2010, and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, First Citizens National Bank was the highest and best bidder;

NOW, THEREFORE, the undersigned, Ralph Henson, Trustee, pursuant to the bid of First Citizens National Bank, acknowledges receipt of the sum of Nine Hundred Thousand Dollars ($900,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto First Citizens National Bank, a national banking corporation, its successors and assigns, the following described real estate in Davidson County, Tennessee:

123 Elmhurst Avenue, Nashville, TN 37207-Map 71-14, Parcel 289
Land in Davidson County, Tennessee, being part of Lot No. 8 of Block "E" on the Map of Eastview Subdivision of record in Book 547, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 8 fronts 55 feet on the westerly side of Elmhurst Avenue and runs back between lines, 100 feet on the south line and 100 feet 6 inches on the north line along the southerly margin of Lucille Avenue, to a dead line on which it measures 66 feet, more or less.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024369, said Register's Office.

332 Marshall Street, Nashville, TN 37207-Map 71-11, Parcel 142
Land in Davidson County, Tennessee, being Lot No. 6 on the Map of S.A. Buchanan's Re-Subdivision of Lot Nos. 4, 5, 6, 12, 13, 18, 19, 24, 25, 30 and 31 of the Trinity Heights Addition, of record in Book 547, Page 166, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood and wife, Camille Underwood, of record as Instrument No. 20080311-0024365, said Register's Office.

334 Marshall Street, Nashville, TN 37207-Map 71-11, Parcel 143
Land in Davidson County, Tennessee, being Lot No. 5 on the Map of S. A. Buchanan's Re-Subdivision of certain lots in the Trinity Heights Addition, of record in Book 547, Page 166, Register's Office for said County, to which

plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024360, said Register's Office.

370 Wallace Road, E-18, Nashville, TN 37211-Map 147-3-B, Parcel 51
A certain condominium unit located in Davidson County, Tennessee, being Unit No. E-18, of Southern Hills Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete and accurate legal description of such Unit.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024373, said Register's Office.

370 Wallace Road, E-20, Nashville, TN 37211-Map 147-3-B, Parcel 52
A certain condominium unit located in Davidson County, Tennessee, being Unit No. E-20, of Southern Hills Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete and accurate legal description of such Unit.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024374, said Register's Office.

674 Westboro Drive, Nashville, TN 37209-Map 90-12, Parcel 49
Land in Davidson County, Tennessee, being the southerly part of Lot No. 8 on the Map of the re-subdivision of Lots 5, 6, 7, and 8, in the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, of record in Book 421, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the center line of James Street at the common corner of Lots 8 and 9; thence with the center line of James Street, northerly 100

feet to a point; thence easterly 150 feet more or less to the line between Lots 7 and 8; thence with the line between said lots, southerly 100 feet more or less to the north line of Lot No. 9; thence with line between Lots 8 and 9, westerly 166 feet to the point of beginning.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024366, said Register's Office.

710 Douglas Avenue, Nashville, TN 37207-Map 71-16, Parcel 275.02
Tract I:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 48.0 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and extends back 114.98 feet on the easterly line and 115.72 feet on the westerly line to a dead line in the rear measuring 45.4 feet thereon.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 1, which is a corner lot, fronts 28.19 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and fronts 89.59 feet on the easterly margin of N. 8th Street, said frontages being joined by a curve having a length of 38.67 feet, and extends back 114.9 feet on the easterly line and 52.6 feet on the southerly line to a point of intersection.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS SALE is a right of way easement acquired by The Metropolitan Government of Nashville and Davidson County, as follows:

Beginning at a point on the north boundary of Parcel 275.02 of map 71-16, said point being the northeast corner; thence with the east boundary line S 8 degrees 19' 14" W 4.13 feet to a point; thence N 83 degrees 36' 32" W 69.80 feet to a point; thence with a curve to the left having a 88 degrees 36' 45" and a radius of 30.00 feet, 46.40 feet along the curve to a point on the right-of-way of North Eighth Street; thence with the right-of-way North 7

degrees 46' 42" E 9.21 feet to a point; thence with a curve to the right having a central angle of 88 degrees 46' 08" and a radius of 25.00 feet, 38.73 feet along the curve to a point on the right-of-way of Douglas Avenue; thence with said right-of-way S 83 degrees 27' 10" E 74.65 feet to the point of beginning. Containing 477.28 square feet. Being a tract of land conveyed to The Metropolitan Government of Nashville and Davidson County and shown as Parcel 275.02 on Map 71-16 of the Metropolitan Nashville and Davidson County Property Maps.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024357, said Register's Office.

720 Oneida Avenue, Nashville, TN 37216-Map 71-12, Parcel 225
Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Victory Heights, of record in Book 1130, Page 97, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024367, said Register's Office.

900 South 13th Street, Nashville, TN 37206-Map 94-1, Parcel 245
Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of Mabelle Subdivision, of record in Book 547, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 24 fronts 49.5 feet on the westerly margin of South Thirteenth Street and extends back 140 feet on the northerly line and 138.5 feet on the southerly line, to a line in the rear measuring 49.7 feet thereon.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024372, said Register's Office.

998½ & 1000 McFerrin Avenue, Nashville, TN 37206-Map 82-4, Par. 305
Tract I:
Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Alexander's Petway Avenue Subdivision, of record in Book 547, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 110 feet on the westerly side of McFerrin Avenue and runs back 220 feet to a dead line which measures 100 feet.

Tract II:
Land in Davidson County, Tennessee, being a narrow strip of land along the easterly boundary line of Lot No. 1 on the Plan of Alexander Petway Avenue Subdivision, of record in Book 547, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the Granada proposed interchange just north of McFerrin Avenue as widened and the easterly margin of said Lot No. 1; thence westerly 2 feet to an iron pin; thence northerly and parallel with the easterly margin of said Lot No. 1, 114 feet to an iron pin; thence easterly 2 feet to an iron pin in the easterly margin of said Lot No. 1.

Included in the above description but expressly excluded from this sale are the following two (2) conveyances:

Being that portion of Lot No. 2 as described in a Warranty Deed from Curtis L. Sparkman and wife, Katherine Sparkman to The State of Tennessee for the use and benefit of the Department of Highways of record in Book 4013, Page 613, said Register's Office.

Being that portion of Lot No. 2 as described in a Warranty Deed from Curtis Sparkman and wife, Katherine Sparkman to Douglas H. Dunnebacke and wife, Sue M. Dunnebacke of record in Book 2195, Page 27, said Register's Office.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024376, said Register's Office.

1013 Granada Court, Nashville, TN 37206-Map 83-1, Parcel 453
Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Lots 10 thru 13, Granada Place, of record in Book 6200, Page 514, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 13 fronts 145.03 feet on the northwesterly curve of Granada Court and extends back 66.60 feet on the westerly line and 75.72 feet on the northerly line to a dead line in the rear, measuring 30.40 feet thereon.

Being the same property conveyed to Cash Flow Properties I, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as instrument No. 20080311-0024370, said Register's Office.

1020 Whites Creek Pike, Nashville, TN 37207-Map 82-2, Parcel 33
Land in Davidson County, Tennessee, being parts of Lot Nos. 34 and 35, on the Plan of J. R. Love and E. A. Hall's Subdivision of Part of Lot No. 4, of record in Book 421, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the southwesterly margin of Whites Creek Turnpike at the corner of Lot Nos. 35 and 36; thence with the line between said two lots southwesterly 66 feet to a point in the eastern boundary line of the property conveyed to the State of Tennessee by deed from Essie Richardson, et al, of record in Book 3253, Page 363, said Register's Office; thence with said State of Tennessee's eastern boundary line South 1 deg. 38' East 121 feet to a point in the line between Lot Nos. 33 and 34; thence with the line between said two lots northeasterly 135 feet to the southwesterly margin of Whites Creek Turnpike; thence with the same northwesterly 100 feet to the beginning.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024375, said Register's Office.

1205 Baptist World Center Drive, #B, Nashville, TN 37207-Map 71-14, Parcel 67.01
Land in Davidson County, Tennessee, a tract in the 12th, formerly 17th, Civil District of said County, a short distance from the corporate limits of Nashville, described as follows:

Beginning at stake in an old fence line, being the west line of Lot No. 2, on the Plan of the Gibson Lands, a plan of which is of record in Minute Book "P", page 679, Office of the County Court Clerk for said County, said point being North 3½ degrees East 179.5 feet from an iron spike set in the center line of Whites Creek Pike, said stake also being the northeast corner of a tract conveyed to Walter R. Cook by deed from W. L. Bainbridge, Sr., Trustee, of recent date; thence along the west line of Lot No. 2 above mentioned, being the property now owned by Joe Williams, North 3½ degrees East 180.5 feet to a stone wall, being in the east line of the property of Mrs. Mary A. Blanchard; thence along Blanchard's east line and along the east line of an old fence, southwesterly to a spike at Mrs. Blanchard's southeast corner, in the center line of Whites Creek Pike; thence along the center line of said Whites Creek Pike, southeasterly 11 feet to another iron spike, being the said Cook's west line, North 12 degrees 12' East, parallel to and 9.5 feet east of Mrs. Mary A. Blanchard's east line, 142 feet to an iron pin; thence south 86½ degrees east 43.2 feet to the point of beginning.

Being the same property conveyed to Cash Flow Properties, LLC by deed

from James Edward Underwood, successor in interest to ACU II, LLC, of record as Instrument No. 20080311-0024364, said Register's Office.

1216 Baptist World Center Dr., Nashville, TN 37207-Map 71-14, Par. 250
Land in Davidson County, Tennessee, being the east 18 feet of Lot No. 15 and the west 32 feet of Lot No. 14 on the map of J.B. Haynie's Gladstone Addition, as of record in Book 161, Pages 10 and 11, Register's Office for said County.

Said parts of said lots front together 50 feet on the southerly side of Whites Creek Pike and runs back between lines, 154 feet more or less, on the easterly line and 156½ feet on the westerly line, to an alley on which they measure 50 feet.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest at ACU II, LLC, of record as Instrument No. 20080311-0024363, said Register's Office.

1218 Baptist World Center Dr., Nashville, TN 37207-Map 71-14, Par. 249
Land in Davidson County, Tennessee, being Lot No. 16 and the northwesterly 22 feet of Lot No. 15 on the Map of J.B. Haynie's Gladstone Addition, of record in Book 161, Page 10 and 11, Register's Office for said County, described as follows:

Beginning at the southeast corner of Whites Creek Pike and Vashti Street, being the northwest corner of Lot No. 16; thence with the southwesterly margin of Whites Creek Pike, southeasterly 62 feet; thence southwesterly through Lot No. 15, 156½ feet more or less to the northeasterly margin of an alley; thence with the margin of said alley, northeasterly 62 feet to the southeasterly margin of Vashti Street; thence with said street, northeasterly 157 feet to the point of beginning.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest at ACU II, LLC, of record as Instrument No. 20080311-0024358, said Register's Office.

1311 Baptist World Center Dr., Nashville, TN 37207-Map 71-14, Par. 103
Land in Davidson County, Tennessee, being part of the old Toll Gate Lot in the 12th (old 17th) Civil District of said County, and on the north side of White Creek Pike, beginning at a point in the center of said pike, same being the southeast corner of 47.7 feet of ground, conveyed to J. B. Linder by deed from W. G. Bush recorded in Book 411, page 306, Register's Office for said County; running thence with the center of said pike, westerly 57 feet, more or less, to a point; thence northerly between parallel lines, the easterly line being the easterly line of said 47.7 feet tract herein mentioned, 216 feet, more or less, to a dead line, and being the easterly part of the tract conveyed

to W. H. Pilkerton and wife, Daisy B. Pilkerton, by deed from Nathan S. Hertzka and wife, as of record in Book 747, Page 172, said Register's Office.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU II, LLC, of record as Instrument No. 20080311-0024362, said Register's Office.

1325 Baptist World Center Dr., Nashville, TN 37207-Map 71-14, Parcel 96
Land in Davidson County, Tennessee, being a lot or tract in the 12th, formerly the 17th, Civil District of said County, being part of the old toll gate lot, and the south end of Lot No. 28 on the plan of Weakley and Dobbs' Subdivision of Lot No. 17 in Brooklyn, as of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Whites Creek Pike 300 feet easterly from the easterly margin of Weakley Avenue, being the V. G. Weakley's southeast corner, thence northerly with his east line 150 feet to the southerly margin of a proposed alley; thence with said margin easterly 50 feet to the east line of Lot No. 28, thence southerly parallel with the first line 150 feet to the northerly margin of said pike; thence with said margin westerly 50 feet to the east line of said Lot No. 28; thence southerly parallel with the first line 150 feet to the northerly margin of said Pike; thence with said margin westerly 50 feet to the beginning.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU II, LLC, of record as Instrument No. 20080311-0024361, said Register's Office.

1407 Pennock Avenue, Nashville, TN 37207-Map 71-11, Parcel 239
Land in Davidson County, Tennessee, being Lot Nos. 221, 222 and 223, on the Plat of the Highland Land Cos., Subdivision, of record in Book 421, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to ACU I, LLC, of record as Instrument No. 20080311-0024371, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to First Citizens National Bank, a national banking corporation, its successors and assigns, forever; and Ralph Henson, Trustee, does hereby transfer, assign, and set over unto First Citizens National Bank, all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Ralph Henson, Trustee, has executed this instrument as of the 26th day of Feb., 2010.

Ralph Henson

Ralph Henson, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Henson, Trustee, the 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 and seal, at office in Nashville, Tennessee, this the 26th day of Feb., 2010.

Kim Natalie Parsons

NOTARY PUBLIC

My Commission Expires: 7/24/2010

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010

Map and Parcel Numbers:
Map 71-14, Parcels 67.01, 96, 103, 249, 250 and 289
Map 71-11, Parcels 142, 143 and 239
Map 147-3-B, Parcels 51 and 52
Map 90-12, Parcel 49
Map 71-16, Parcel 275.02
Map 71-12, Parcel 225
Map 94-1, Parcel 245
Map 82-4, Parcel 305
Map 83-1, Parcel 453
Map 82-2, Parcel 33