BILL GARRETT, Davidson County
Trans:T20100021940 DEEDTRS
Recvd: 04/13/10 15:02 3 pgs
Fees:18.00 Taxes:1184.00
20100413-0027923

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me on this 7th day of April, 2010.

Notary Public

My Commission Expires: 5/8/12

KAREN P. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2012

This Instrument Was Prepared By:
Ashley S. Rudy, Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

Address of New Owner:
Bank of Tennessee
2525 West End Ave.
Suite 1275
Nashville, Tennessee 37203

Send Tax Bills to:
Same

Map-Parcel
64-0-56

TRUSTEE'S DEED

WHEREAS, Umbrella Investment Corporation, a Tennessee corporation, by Deed of Trust (the "Deed of Trust") dated December 26, 2007, of record at Instrument Number 20071227-0148161, Register's Office for Davidson County, Tennessee, conveyed to J. Frank Rudy, Jr., Trustee, the hereinafter described real property to secure the payment of a certain Note (the "Note") described in the Deed of Trust, which Note was payable to the Bank of Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the The Tennessean (newspaper) on March 5, 2010, March 12, 2010, and March 19, 2010; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at 10:00 a.m., on March 26, 2010 at the front steps of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201, and Bank of Tennessee (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Three Hundred Twenty Thousand and No/100 Dollars ($320,000.00).

NOW, THEREFORE, J. Frank Rudy, Jr., in his capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

A Certain Tract or Parcel of Land in Davidson County, Tennessee, Described as Follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, described as follows:

Beginning at a steel fence post in the North margin of Hamilton Church Road at the Southeast corner of a 16.6 acre tract conveyed to Herbert Gleaves and wife, Maggie Mai Gleaves, by deed of record in Book 3162, page 377; thence with the East line of said Tract, North 13° 30' East, 903 feet to a stake and iron pin in the South line of the Oliver Dale Tract; thence with said Tract, south 85° 10' East along a fence, 510 feet to a concrete monument, a corner of the property conveyed to the United States of America, by Herschel Gleaves, as of record in Book 3923, page 778, said Register's Office; thence along the West boundary of the U. S. Government Tract, South 36° 21' West 1,055 feet, more or less, to a concrete monument in the North margin of Hamilton Church Road; thence with said road, North 70° 35' West 162.4 feet to the beginning, containing 7 acres more or less.

Tract 2:
Land located in the 2nd Civil District of Davidson County, Tennessee, being a 16.6 acre tract, more or less, according to an unrecorded survey by E.C. Miller, Jr., dated November 25, 1960, and more particularly described by metes and bounds as follows:

Beginning at a stake and iron pin at steel fence post, the same being in the Northerly margin of Hamilton Church Road and running thence with the Northerly margin of Hamilton Church Road, N 70° 35' W 298 feet to a post; thence continuing with the Northerly margin of Hamilton Church Road N 70° 40' W 59.5 feet to a post; thence continuing with the Northerly margin of Hamilton Church Road N 76° 50' W 94.5 feet to a post; thence continuing with the Northerly margin of Hamilton Church Road, N 78° 55' W 87.3 feet to a stake and cor. post; thence leaving the Northerly margin of Hamilton Church Road (with

fence), N 2° 20' W 352 feet to iron pin and corner post; thence N 87° 40' W 483 feet to an iron pin and corner post; thence N 7° 05' E, 448 feet (with fence) to stake and corner post; thence S 85° 10' E 1,170 feet (with fence) to stake and iron pin in fence; thence S 13° 30' W 903 feet to the point of beginning.

Being the same property conveyed to Umbrella Investment Corporation, a Tennessee corporation by General Warranty Deed from Herbert Gleaves, recorded on the 18th day of January, 2006 in Instrument No. 20060118-0006870, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, J. Frank Rudy, Jr., as Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 7th day of April, 2010.

J. Frank Rudy, Jr., Trustee

Subscribed and sworn to before me on this 7th day of April, 2010.

Karen P. Stevenson

Notary Public

My Commission Expires: 5/8/12

KAREN P. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2012