This instrument prepared by: AJ Sharenberger, III, P.O. Box 56, Elmwood, TN 38560

Address New Owner and Send tax bills to:

Greenbank
Special Assets Dept.
P.O. Box 1120
Greeneville, TN 37744

Map-Parcel Numbers:

2832 Clifton Avenue

092 06 0 341.00

BILL GARRETT, Davidson County
Trans: T20100025859 DEEDTRS
Recvd: 04/30/10 10:10 2 pgs
Fees: 13.00 Taxes: 266.40

20100430-0032946

TRUSTEE'S DEED

This instrument made and entered into by and between A.J. Sharenberger, III, Successor Trustee and the herein described Grantee.

Chris Howard and Alisa Howard entered into a certain Deed of Trust of record in Instrument No. 20070925-0114287 in the Register's Office for Davidson County, Tennessee (the "Deed of Trust") conveying to Jim Evans as Trustee an interest in and to the hereinafter described property to secure the repayment of a Note described in said Deed of Trust, which Note is presently held and owned by Greenbank, a Tennessee banking corporation; and

WHEREAS, demand has been made for the payment of the aforesaid Note secured by the above-described Deed of Trust which Note is in default; and the owner and holder of said Note has demanded that the property be advertised and sold in accordance with the terms of said Note and of the Deed of Trust; and

WHEREAS, GreenBank has appointed A.J. Sharenberger, III as Successor Trustee by instrument of record in Instrument No. 20100405-0025022 said Register's Office.

WHEREAS, Successor Trustee did, by publication in the Tennessean/Davidson newspaper advertise said property to be sold on April 30, 2010, and pursuant to said publication, on said date, during legal hours, Successor Trustee offered said property for sale at the at the exterior door to the Davidson County Register of Deeds in Nashville, Tennessee after requesting competitive bids and receiving those that were offered, sold said property, to the extent herein described, to the hereinafter described Grantee, its heirs, successors and assigns, at the sum of $172,000.00 Dollars, this being the highest, last and best bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the aforementioned bid, the receipt of which is hereby acknowledged, the undersigned Trustee has bargained and sold in bar of all right or equity of redemption, and by these presents transfers and conveys to Greenbank, a Tennessee banking corporation, (the "Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County Tennessee, (the "Property") as follows:

Property located in the County of Davidson, Tennessee:

Being part of Lot No. 62 on the map of L.C. Thuss' subdivision of part of the Barrow Lands of record in Book 547, page 102, Register's Office of Davidson County, Tennessee, and part of an unnumbered lot immediately west of said Lot No. 62, on the plan of Sam Lee's Lots, as of record in Book 161, page 90, said Register's Office, described together as follows:

Beginning on the northerly margin of Clifton Pike at the corner of Lot No. 61 and 62; thence with the margin of said pike westwardly 60 feet to a point; thence with the margin of said pike westwardly 60

feet to a point; thence northwardly 151 feet, more or less, to the southerly margin of an alley; thence with the margin of said alley eastwardly 33 1/3 feet, more to less, to the northeast corner of said lot no. 62; thence southwardly with the line between two lots 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Chris Howard and Alisa Howard in Instrument no. 20070925-0114286 said Register's Office. Map 092 06 0 341.00 address: 2832 Clifton Avenue, Nashville, TN

The property is sold AS IS, WHERE IS physical condition. Said sale is subject to any and all unpaid ad valorem taxes (plus penalty and interest) that may be a lien against the same. To the extent applicable, this sale is also subject to parties in lawful possession, prior restrictions in any plan of record, easements, rights of way, set back lines, boundary lines, building and zoning regulations, and matters that an accurate survey of the property might disclose, but only to the extent entitled to take priority over the deed of trust upon which this foreclosure is had and not otherwise. This enumeration of possible encumbrances is not intended to impair the priority of the lien of the Deed of Trust being foreclosed nor impair the title conveyed herein.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging, unto the Grantee, Grantee's heirs, successors and assigns, in fee simple forever and in bar of all right or equity of redemption. Successor Trustee transfers, assigns and sets over unto Grantee all of the covenants and warranties contained in the aforesaid Deed of Trust in as full and ample manner as the Trustee has authority to transfer the same, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Deed.

A. J. Sharenberger, III, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public within and for the state and county aforesaid, personally appeared A. J. Sharenberger, III, Successor Trustee, with whom I am personally acquainted or proved 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 foregoing instrument as Successor Trustee for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and official seal at Nashville, Tennessee on this the 30th day of April, 2010.

TERRY R. POLMAN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/7/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
I hereby swear or affirm that he actual consideration for this transfer is $ 72,000.00

Affiant

SUBSCRIBED and sworn to before me, this the 30th day of April, 2010.

TERRY R. POLMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public My commission expires: 1/7/13