BILL GARRETT, Davidson County
Trans:T20100025926 DEEDQC
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Fees:23.00 Taxes:5550.00
20100430-0033037

This Instrument Prepared By:
Jack F. King, Jr.
MILLER & MARTIN PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Map & Parcel Nos.:**	
The Bank of Nashville 401 Church Street Nashville, TN 37129	Same	072-100-144.00 072-100-344.00 072-100-158.00 072-100-154.00	072-100-117.00 072-100-118.00 072-100-116.00 072-100-119.00

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 27th day of April, 2010, from **Jack F. King, Jr.**, as Grantor, in his capacity as Substitute Trustee, to **The Bank of Nashville**, as Grantee.

W I T N E S E T H:

WHEREAS, on March 20, 2007, Copperstone Village, LLC executed a Construction Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (the "Deed of Trust") to the trustee named therein to secure the prompt payment of certain indebtedness held by and owing to The Bank of Nashville ("Bank"), said indebtedness being more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Instrument No. 20070323-0035233, to which reference is hereby made; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in the performance of the covenants described in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, pursuant to the terms of the Deed of Trust, Jack F. King, Jr. was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument No. 20100324-0022155, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Bank, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment and satisfaction of the indebtedness, including principal, interest, late charges, attorney fees and costs of sale, Jack F.

King, Jr., Substitute Trustee, did on April 27, 2010, commencing at 12:00 Noon pursuant to advertisement of sale published in The Tennessean in its Davidson AM editions of April 2, 2010, April 9, 2010 and April 16, 2010, offer for sale and sold at public auction to the highest and best bidder for cash at the front door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, statutory redemption, dower, homestead and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, the hereinafter described real estate, at which sale the Grantee became the highest and best bidder at and for the sum of One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00).

NOW, THEREFORE, I, Jack F. King, Jr., Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to the Grantee, its successors and assigns, all my interest in the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee:

> Land situated in the First (1st) Civil District of Davidson County, Tennessee and being more particularly bounded and described as follows:
>
> Beginning at a magnetic nail with washer stamped "John Kohl – Schneider" in the northerly right of way line of Delmas Avenue, South 70 degrees 11 minutes 20 seconds East (assumed bearing) along said right of way line 617.00 feet (620 feet by deed) from the centerline of Gallatin Pike and being the southeast corner of Lot 6 in the Map of Eastmoor Place as recorded in Book 547, pages 177 and 178 in the Office of the Register of said Davidson County; thence North 20 degrees 06 minutes 24 seconds East along the west line of said lot a distance of 234.30 feet to a 5/8 inch diameter steel rebar with plastic cap stamped "John Kohl – Schneider Eng" (hereafter referred to as capped rebar) at the northwest corner of said lot; thence North 19 degrees 29 minutes 35 seconds East a distance of 198.51 feet to an iron rod at the southeast corner of Tract 5 as described in a Special Warranty Deed to Westside Apartments, L.P. recorded in Book 7643 pages 954 through 959 in said Register's Office; thence North 69 degrees 32 minutes 57 seconds West along the south line of said Tract 5 a distance of 232.07 feet to the southwest corner of Reserve Parcel "A" as shown on the plat of McDonald's Corporation Subdivision in Book 4885, page 25 in said Register's Office; thence North 20 degrees 21 minutes 56 seconds East along the west line of said Reserve Parcel "A" a distance of 96.95 feet to a concrete monument at the northwest corner thereof; thence North 21 degrees 47 minutes 22 seconds East along a westerly line of land described in a deed to Litton Apartments, L.P. as described in Book 7723, pages 505 and 506 in said Register's Office distance of 139.69 feet to a "capped rebar" at a corner therein (the following four courses continue along the westerly lines of said Litton Apartments, L.P. land); (1) thence North 15 degrees 05 minutes 38 seconds East a distance of 101.66 feet to an iron rod; (2) thence North 75 degrees 23 minutes 23 seconds West a distance of 87.38 feet to a 5/8 inch diameter rebar; (3) thence North 18 degrees 53 minutes 29 seconds East a distance of 120.30 feet to a ½ inch diameter rebar; (4) thence South 79 degrees 06 minutes 31 seconds East a distance of 43.98 feet to a ½ inch diameter rebar at the southwest corner of Tract 1 in said Westside Apartments, L.P. deed (the following three courses being along the westerly lines of said Tract 1); (1) thence North 12

degrees 13 minutes 51 seconds East a distance of 88.36 feet to a 5/8 inch diameter rebar; (2) thence North 81 degrees 31 minutes 42 seconds West a distance of 92.44 feet to a "capped rebar"; (3) thence North 19 degrees 20 minutes 51 seconds East a distance of 170.02 feet to a "capped rebar" at the northwest corner of said Tract 1 and being in the southerly right of way line of Litton Avenue; thence South 84 degrees 09 minutes 39 seconds East along said southerly right of way line a distance of 470.12 feet to a ½ inch diameter rebar at the northeast corner of Tract 4 in said Westside Apartments, L.P. deed; thence South 05 degrees 44 minutes 22 seconds West along the east line of said Tract 4 a distance of 387.65 feet to a "capped rebar" at the southeast corner thereof and being also on the north line of said Litton Apartments, L.P. deed; thence South 69 degrees 55 minutes 47 seconds East along the north line of said Litton Apartments a distance of 13.06 feet to a ½ inch diameter rebar at the northeast corner thereof and also being the northwest corner of Lot 25 in the plat of E.B. Rucker's Subdivision as per Book 1130, page 20 in the said Register's Office; thence South 19 degrees 45 minutes 48 seconds West along the westerly line of said E.B. Rucker Subdivision a distance of 587.23 feet to a "capped rebar" on the northerly line of Lot 14 in said Map of Eastmoor Place; thence North 85 degrees 07 minutes 39 seconds West along the north line of said Eastmoor Place a distance of 133.53 feet to a "capped rebar" at the northeast corner of said Lot 6 therein; thence South 20 degrees 06 minutes 24 seconds West along the east line of said Lot 6 a distance of 247.66 feet to the southeast corner thereof; thence North 70 degrees 11 minutes 20 seconds West along the south line of said Lot 6 a distance of 50.00 feet to the beginning point. Containing 8.85 acres, more or less.

The above perimeter land description is based upon a boundary survey of said real estate by Richard H. Miller, PLC, Tennessee registered land surveyor number 2570, completed on March 16, 2007, Project #6534.001.

Being the same land conveyed to Copperstone Village, LLC by deeds of record as Instrument No. 200703230035230, Instrument No. 200703230035231 and Instrument No. 200703230035232, Register's Office of Davidson County, Tennessee.

The property addresses are believed to be: 1118, 1200, 1202, 1204, 1120 (801-820) Litton Avenue, 2810 Gallatin Pike, and 1125 Delmas Avenue, all in Nashville, Tennessee.

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

IN WITNESS WHEREOF, I, Jack F. King, Jr., Substitute Trustee, have executed this instrument to be effective the date first above written.

Jack F. King, Jr.
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tammy Turner, Notary Public, Jack F. King, Jr., Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2010.

TAMMY TURNER
STATE
NOTARY PUBLIC
DAVIDSON COUNTY

Tammy Turner
Notary Public
My Commission Expires: 1-3-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $1,500,000.00.

Jack F. King, Jr.

Sworn to and subscribed before me
this 27th day of April, 2010.

Tammy Turner
Notary Public
My Commission Expires: 1-3-11

TAMMY TURNER
STATE
NOTARY PUBLIC
DAVIDSON COUNTY