BILL GARRETT, Davidson County
Trans:T20100033352 DEEDTRS
Recvd: 06/02/10 14:33 5 pgs
Fees:28.00 Taxes:6105.00
20100602-0042525

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/ Parcel
FIRST CITIZENS NATIONAL BANK C/o Krista Lewis P.O. Box 370 Dyersburg, TN 38025-0370	SAME	173-00-0-005.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated December 19, 2007, executed by Cambridge Park, LLC, a Tennessee Limited Liability Company, by Charles R. Chastain, its Manager, to J. Steven Bell, 9000 Carothers Parkway, City of Franklin, County of Williamson, State of Tennessee, 37067, as Trustee, of record in Instrument Number 20071228-0148523, Register's Office for Davidson County, Tennessee, and as modified by First Modification of Deed of Trust and Note as of record in Instrument Number 20090925-0089254, in the Register's Office for Davidson County, Tennessee, to secure the indebtedness described therein for the benefit of Tennessee Bank & Trust, A Division of Farmers Bank & Trust, Blytheville, Arkansas, located at 9000 Carothers Parkway, City of Franklin, County of Williamson, State of Tennessee, 37067 and FIRST CITIZENS NATIONAL BANK, a participating lender/beneficiary, with offices at 1030 Greystone Square, Jackson, TN 38305; and,

WHEREAS, the lawful owners and holders of the indebtedness having appointed the undersigned, Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203, or his duly appointed agent as Substitute Trustee by written instrument of record in Instrument Number 20100428-0032199, Register's Office Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holders and owners thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the DAVIDSON A.M. section of THE TENNESEAN, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on Friday, May 28, 2010, on the front steps of the Metro Nashville Davidson County COURT HOUSE AND CITY HALL at Nashville, Tennessee; and,

WHEREAS, the highest, last and best bid received was in the amount of one million six hundred fifty thousand dollars ($1,650,000.00), said offer and bid having been made by FIRST CITIZENS NATIONAL BANK;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to FIRST CITIZENS NATIONAL BANK, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

ALL THAT CERTAIN property situated in the County of Davidson, and State of Tennessee, being described as follows:

"Premises" Legal Description

A tract of land in the Thirty First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being generally bounded on the North by Wilma C. Still, TRS. Of record in Instrument Number 20030612-0081156, on the East by A. E. Wair, et ux, of record in Deed Book 6970, page 697, and Ralph Wair of record in Deed Book 6970, page 693, on the South by Barnes Road (50' right-of-way), and on the West by Charles and Tara Goon, and Sue M. Smith, of record in Deed Book 9503, page 859, all in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN). Subject property is owned by HICKORY HOLDINGS, LLC, of record in Instrument Number 20050429-0047799, (R.O.D.C., TN), and more particularly described as follows:

Beginning at an iron rod (old) stamped RLS#1859, lying in the northerly right-of-way of said Barnes Road, and being the Southwesterly property corner of said Ralph Wair property; and proceeding as follows:

With said Barnes Road northerly right-of-way North 44 degrees 11 minutes 37 seconds West, 392.18 Feet to and iron rod (new); thence,

Continuing with said Barnes Road right-of-way for the next 7 calls;

1. Along a curve to the right with an interior angle of 27 degrees 20 minutes 23 seconds, a radius of 500.00 feet, an arc length of 238.58 feet, and a chord bearing and distance of North 30 degrees 31 minutes 25 seconds West, 236.33 feet to an iron rod (new); thence,

2. North 16 degrees 51 minutes 14 seconds West, 58.85 feet to an iron rod (new); thence,

3. Along a curve to the left with an interior angle of 31 degrees 13 minutes 50 seconds, a radius of 470.02 feet, an arc length of 256.20 feet, and a chord bearing and distance of North 32 degrees 28 minutes 07 seconds West, 253.04 feet to an iron rod (new); thence,

4. North 48 degrees 05 minutes 04 seconds West, 117.28 feet to an iron rod (new); thence,

5. Along a curve to the right with an interior angle of 15 degrees 46 minutes 13 seconds, a radius 425.00 feet, an arc length of 116.98 feet, and a chord bearing and distance of North 40 degrees 11 minutes 58 seconds West, 116.61 feet to an iron rod (new); thence,

6. North 32 degrees 18 minutes 52 seconds West, 60.62 feet to an iron rod (new); thence,

7. Along a curve to the left with an interior angle of 11 degrees 46 minutes 52 seconds, a radius of 282.00 feet, an arc length of 57.99 feet, and a chord bearing and distance of North 38 degrees 12 minutes 18 seconds West, 57.88 feet to an iron rod (old) and being the southeasterly property corner of said Goon and Smith property; thence,

Leaving said Barnes Road northerly right-of-way and along the easterly line of said Goon and Smith property North 22 degrees 11 minutes 13 seconds East, 324.36 feet to an iron rod (old) stamped RLS# 1859; thence,

North 18 degrees 26 minutes 52 seconds East, 228.37 feet to an iron rod (old) and the common corner of said Goon and Smith property and said Still property; thence,

With the southerly line of said Still property South 80 degrees 01 minutes 21 seconds East, 753.42 feet to the ¾" iron rod (old) and the common property corner of said Still property and said A.E. Wair Property; thence,

With the westerly line of said A.E. Wair property South 06 degrees 29 minutes 05 seconds West, 1414.20 feet to the Point of Beginning and containing 841,916 Square Feet or 19.328 Acres more or less.

Being the same property conveyed to Cambridge Park, LLC by Special Warranty Deed from Hickory Holdings, LLC of record in Instrument No. 200712280148522 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FIRST CITIZENS NATIONAL BANK, P.O. Box 370, Dyersburg, Tennessee 38025, its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 2nd day of June, 2010.

Substitute Trustee

Kevin J. Jones, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2010.

Notary Public
My Commission Expires: 4-2-2011

MELINDA J. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of June, 2010.

Notary Public
My Commission Expires: 4-22-2011

