THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
Fridrich Building, 1st Floor
2909 Poston Avenue
Nashville, Tennessee 37203

Davidson County DEEDTRS
Recvd: 07/07/10 16:08 8 pgs
Fees:43.00 Taxes:259.00
20100707-0053334

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Trinity Episcopal Church 317 Franklin Street Clarksville, Tennessee 37040	SAME	081-6-A/002

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the Promissory Note ("Note") to Tennessee Commerce Bank ("Lender");

WHEREAS, the Note is secured by the Deed of Trust of record in Instrument No. 20090508-0042586, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust");

WHEREAS, by and through the above described Deed of Trust, the Grantor, ISA, Inc., [the "Borrower"], conveyed the real property described herein to Andrew M. Hawkins, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, the Lender, as owner and/or servicer of the Note, and pursuant to the terms and conditions of the above Deed of Trust, did appoint R. Garry Chaffin as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record in Instrument No. 20100521-0039285, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, one (1) state tax lien has been filed by the State of Tennessee Department of Revenue on March 22, 2010 in Instrument No. 20100322-0021089, Register's Office for Davidson County, Tennessee, against taxpayer Intercept Security Protective Agency Inc.

WHEREAS, the notice required by Tennessee Code Annotated Section 67-1-1443 (b)(1) to be given has been timely given and the sale of the property described herein shall be subject to the right of the State of Tennessee Department of Revenue to redeem the land as provided for in Tennessee Code Annotated Section 67-1-1433 (c)(1) and any other applicable statute. (**Exhibit A.**)

WHEREAS, the Substitute Trustee did advertise the property for sale in the "The Nashville Scene" on May 27, 2010, June 3, 2010 and June 10, 2010, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee and/or his agent, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 25th day of June, 2010 appear and conduct the sale of the herein described property;

WHEREAS, Trinity Episcopal Church, Clarksville, Tennessee, did place the highest bid for the subject property, being the sum of $70,000.00; and

NOW THEREFORE, for and in consideration of the sum of $70,000.00, the Substitute Trustee has bargained and sold, and by these present does transfer and convey unto The Rector, Wardens and Vestry of Trinity Episcopal Church, Clarksville, Tennessee, with an address of 317 Franklin Street, Clarksville, Tennessee 37040, the Grantee herein, its successors and assigns, the property described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of the Remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the east part of Lot 10 of the Harding Bosley Tract formerly of record in Plat Book 547, page 4, Register's Office for Davidson

County, Tennessee, and revised April 3, 2003, with revision of record in Instrument No. 20030516-0067328, and corrected in Instrument No. 20031014-0151915, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Intercept Security Protective Agency, Inc., d/b/a Westport Development Co., a Tennessee corporation, (operating under the assumed name of ISA, Inc.) by Deed from Jack A. Oman, Trustee, of record in Instrument No. 20030314-0034331, Register's Office for Davidson County, Tennessee.

Property Address:	1816 Ed Temple Blvd. Nashville, Davidson County, Tennessee 37208
Map-Par. No. :	081-6-A/002.00CO

(The address and map and parcel above are believed to be correct; but same is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

This sale is subject to all matters shown on any recorded document, including any applicable recorded plan, plat, charter, restriction, judgment(s), notice of governmental entity, or declaration of taking(s); any prior lien(s) of record; unpaid taxes and assessments which exist as a lien against said properties; any restrictive covenant(s), easement(s) or setback line(s) that may be applicable; any rights, exemptions and/or rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims, and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale. This sale is also subject to any matter that an accurate survey of the premises might disclose.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. The transfer is "AS IS, WHERE IS, AND WITH ALL FAULTS," and without warranty of any kind, express or implied, as to the condition of such property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied. Grantee accepts title to the property subject to any problems arising in connection with the property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting the Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantee, their heirs and/or assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of page intentionally left blank)

WITNESS, my hand this 29th day of June, 2010.

R. Garry Chaffin, 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 **R. Garry Chaffin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this the 29th day of June, 2010.

Notary Public

My Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $70,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

R. Garry Chaffin, Trustee

Sworn to and subscribed before me this the 29th day of June, 2010.

Notary Public

My Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

May 27, 2010

Heather D. Wood
Chaffin & Burnsed PLLC
The Fridrich Building, 1st Floor
2909 Poston Ave.
Nashville, Tn 37203

Re: Foreclosure Sale of Property Owned by: **Intercept Security Protective Agency Inc.**
Entity Number: **001 621551105**

This is in reference to your letter dated May 24, 2010 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **June 25, 2010** is **$ 4,887.91**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Tessa Stromatt, Accounting Technician 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

CHAFFIN & BURNSED, PLLC
ATTORNEYS AT LAW

May 24, 2010

Via Regular Mail,
Certified Mail, Return Receipt Requested

Revenue Enforcement Division
Attn: Donera Adcox
Special Procedures Section
PO Box 190665
Nashville, Tennessee 37219-066

Re: *Foreclosure Sale*
Borrower: **ISA, Inc.**
Grantor: **ISA, Inc., whose current address is believed to be 3763 Westport Drive, Nashville, TN 37218.**
Lender: **Tennessee Commerce Bank**
Address: **1816 Ed Temple Blvd., Nashville, Tennessee 37208, by Deed of record in Instrument No. 20030314-0034331, Register's Office for Davidson County, TN**
Map/Parcel: **081-6-A-/002.00CO**
Deed of Trust (being foreclosed): **Instrument No. 20090508-0042586, Register's Office for Davidson County, TN**
Lien: ***Tennessee Department of Revenue, Instrument No. 20100322-0021089, said Register's Office, recorded on 03/22/2010***

Dear Ms. Adcox:

This firm represents Tennessee Commerce Bank. A Deed of Trust in favor of Tennessee Commerce Bank was recorded on May 8, 2009, in Instrument No. 20090508-0042586, Register's Office for Davidson County, Tennessee ("Deed of Trust"). The original grantor is ISA, Inc. The Deed of Trust, among other things, secures payment of a promissory note made by ISA, Inc. in the original amount of $145,.43.89.

Due to defaults in the terms of the loan documents, Tennessee Commerce Bank has instructed us to begin foreclosure proceedings of the above-referenced property. The approximate payoff, as of May 21, 2010 was $155,930.40 which amount does not include attorney fees and expenses, interest and fees that will continue to accrue.

Our file indicates that the State (Department of Revenue) has an interest (state tax lien) in

the above-referenced foreclosure sale by way of a tax lien recorded in Instrument No. 20100322-0021089, Register's Office for Davidson County, Tennessee, recorded on or about March 22, 2010.

The real property described will be sold by foreclosure auction on **FRIDAY, JUNE 25, 2010 at 10:00 A.M. LOCAL TIME OUTSIDE THE DOOR OF THE REGISTER OF DEEDS OFFICE LOCATED AT 501 BROADWAY, AT THE NORTHWEST ENTRANCE TO BRIDGESTONE ARENA (formerly The Sommet Center and Gaylord Entertainment Center) NASHVILLE, TENNESSEE.**

The legal description of the property affected is:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of the Remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the east part of Lot 10 of the Harding Bosley Tract formerly of record in Plat Book 547, page 4, Register's Office for Davidson County, Tennessee, and revised April 3, 2003, with revision of record in Instrument No. 20030516-0067328, and corrected in Instrument No. 20031014-0151915, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Intercept Security Protective Agency, Inc., d/b/a Westport Development Co., a Tennessee corporation, (operating under the assumed name of ISA, Inc.) by Deed from Jack A. Oman, Trustee, of record in Instrument No. 20030314-0034331, Register's Office for Davidson County, Tennessee.

Property Address:	1816 Ed Temple Blvd. Nashville, Davidson County, Tennessee 37208
Map-Par. No. :	081-6-A/002.00CO

(The address and map and parcel above are believed to be correct; but same is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

Enclosed herewith is a copy of the referenced Deed of Trust (recorded May 8, 2009) that is being foreclosed **(Exhibit A),** State Tax Lien (**Exhibit B),** and the Substitute Trustee Sale Notice **(Exhibit C).** Further, we are enclosing a copy of the abstract of title, without warranty or representation **(Exhibit D).**

Pursuant to TCA Section 67-1-1401, et seq, including TCA Section 67-1-1433, please confirm whether the State consents to the sale of such property free of such lien.

Please accept this letter as notice of the foreclosure sale. Please advise me immediately of any deficiency in this notice. Should you have any questions or comments, please contact us.

We have included an additional copy of this letter that we would appreciate you stamping filed and returning same to us in the self-addressed stamped envelope. Thank you.

Sincerely,

CHAFFIN & BURNSED, PLLC

Heather Wood

Heather D. Wood, Esq.

Enclosures

cc: Tennessee Commerce Bank

S8002-208

CERTIFICATE OF AUTHENTICITY

I, Casey Keller, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey Keller

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey Keller, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: 7/3/2012

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Comm... ...y 3, 2012