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

Davidson County DEEDTRS
Recvd: 08/05/10 13:03 3 pgs
Fees:18.00 Taxes:592.00
20100805-0061749

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Main Street Partners 4425 Sheppard Place Nashville, Tennessee 37205	SAME	082-12-0-296.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the original indebtedness owed to The Bank of Nashville, a Tennessee banking corporation ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record in Instrument Number 20080305-0022328, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); said Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness and any other obligations then existing or arising thereafter;

WHEREAS, by and through the above described Deed of Trust, the grantor, 960 Main, LLC, a Tennessee limited liability company, [the "Borrower"], conveyed the real property described herein to Ernest B. Williams, IV, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, Lender did sell, convey and irrevocably assign the Note, Deed of Trust and all associated loan and security documents to Main Street Partners, a Tennessee general partnership ("Holder"), the current lawful owner and holder of the Note and Deed of Trust securing same as set forth above, pursuant to the Assignment of Deed of Trust, Promissory Note, and Related Loan Documents appearing of record in Instrument Number 20100628-0050218, Register's Office for Davidson County, Tennessee;

WHEREAS, the Holder, 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 Number 20100629-0050803, Register's Office for Davidson County, Tennessee;

WHEREAS, Holder 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, the Substitute Trustee did advertise the property for sale in the "The Nashville City Paper" on July 12, 2010, July 19, 2010 and July 26, 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 4th day of August, 2010 appear and conduct the sale of the herein described property;

WHEREAS, Main Street Partners did place the highest bid for the subject property, being the sum of $160,000.00; and

NOW THEREFORE, for and in consideration of the sum of $160,000.00, the Substitute Trustee has bargained and sold, and by these present does transfer and convey unto the said Main Street Partners, a Tennessee general partnership, the Grantee herein, its successors and assigns, the property described as follows:

LAND in Davidson County, Tennessee, being Lot. No. 6 and part of Lot No. 7 on the Plan of Jane A.M. Davis's Subdivision, of record in Plan Book 1, Page 41, in the Chancery Court at Nashville, Davidson County, Tennessee.

SAID Lot No. 6 and part of Lot No. 7 front 90 feet on the southerly side of Main Street and

extend back 170 feet between parallel lines to an alley.

INCLUDED in the above descriptions, but EXCLUDED therefrom, are those portions of Lot No. 6 and part of Lot No. 7, which were condemned by the Nashville Housing Authority as described by Instruments of record in Book 4099, Page 446, and Book 4099, Page 450, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to 960 Main, LLC, by Trustee's Deed from Ernest B. Williams, IV, as Successor/Substitute Trustee with respect to Instrument No. 20050810-0095057 in favor of CIT Small Business Lending Corp., such Trustee's Deed being of record as Instrument No. 20070702-0078655, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to 960 Main, LLC by virtue of Decree for Redemption of record in Instrument No. 20100405-0025356, in the Register's Office for Davidson County, Tennessee.

Property Address: 960/962 Main Street,
Nashville, Davidson County, Tennessee 37206

Map-Par. No. : 082-12-0-296.00

(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 4th day of August, 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 himself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of August, 2010.

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $160,000.00. 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 4th day of August, 2010.

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Kate Winter, 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.

Kate Winter

State of Tennessee
County of Davidson

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

Notary Public
Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011