This Instrument Prepared By:
Darlene T. Marsh
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20100069869 DEEDTRS
Recvd: 11/03/10 13:39 4 pgs
Fees:23.00 Taxes:461.09
20101103-0088187

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
First Tennessee Bank 103 Continental Place, Suite 300 Brentwood, TN 37027	First Tennessee Bank 103 Continental Place, Suite 300 Brentwood, TN 37027	051-040-151.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Deed of Trust, dated August 9, 2005, to Thomas F. Baker, IV, Trustee, executed by Wee Keep, Inc. ("Grantor"), as same appears of record at Instrument Number 20050912-0109079, recorded in the Register's Office for Davidson County, Tennessee (the "Deed of Trust"), and as further perfected by UCC-1 Filing No. 310-055926, State of Tennessee, Secretary of State, conveying certain real and personal property (collectively, the "Property") to secure the payment of certain indebtedness described in the Deed of Trust,

WHEREAS, the entire indebtedness secured by the Deed of Trust is past due and unpaid; and

WHEREAS, as of September 29, 2010, at 5:00 p.m., there were no state or federal tax liens filed against Wee Keep, Inc. in said Register's Office; and,

WHEREAS, First Tennessee Bank, as the beneficiary in the Deed of Trust and as the lawful owner and holder of the obligations secured by the Deed of Trust, removed Thomas F. Baker, IV as Trustee and appointed Darlene T. Marsh as Successor Trustee by instrument of record at 20100901-0069661, said Register's Office; and

WHEREAS, Darlene T. Marsh, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 12:00 noon (CDT) on October 29, 2010 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee 37203, to the highest and best bidder for cash; free from equity of redemption, any statutory or common law right of redemption, homestead, dower, marital share, any and all rights to have the Property marshalled, any statutory right to an elective share, and all other rights and exemptions of every kind, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on October 8, 2010, October 15, 2010, and October 22, 2010, and noticed Grantor and all parties interested in accordance with the provisions of the Deed of Trust and applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of One Hundred Twenty-Four Thousand Six Hundred Twenty Dollars and no/100 ($124,620.00) by First Tennessee Bank (hereinafter referred to as the "Grantee") and the Property was sold to the Grantee for said amount.

NOW, THEREFORE, in consideration of the premises and sum of One Hundred Twenty-Four Thousand Six Hundred Twenty Dollars and no/100 ($124,620.00) bid by the Grantee, Darlene T. Marsh, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors and assigns, certain tracts or parcels of land situated in Davidson County, Tennessee, and described as follows:

See Attached Exhibit A

To have and to hold the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

It is the intention of the Successor Trustee only to convey to Grantee such title in the Property that she received as Successor Trustee and that, as Successor Trustee, she has the right to sell and convey.

This sale is subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the liens of said Deed of Trust.

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

Successor Trustee

Darlene T. Marsh, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Darlene T. Marsh Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 2nd day of November, 2010.

Lillye W. Reiford

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 14, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Twenty-Four Thousand Six Hundred Twenty Dollars and no/100 ($124,620.00).

Alisa C Peters

Affiant

Sworn to and subscribed before me this 22 day of November 2010.

KELLYE W. RAIFORD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Kellye W. Raiford

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 14, 2012

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 22 and 23 of Block "C" on the revised plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.

Warranty Deed from Charles E. Walker and Deborah L. Walker to Wee Keep, Inc. dated January 6, 1988, and of record in Book 7445, Page 148, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 823 E. Meade Avenue, Madison, Tennessee 37115

Together with the buildings, improvements, and fixtures thereon, and all appurtenances, hereditaments, estate, title, interest, insurance proceeds, condemnation awards and payments thereon, and all equipment and other articles of personal property now or hereafter owned by Grantor and now or hereafter attached to the Property.