BILL GARRETT, Davidson County
Trans:T20100071287 DEEDTRS
Recvd: 11/09/10 14:40 4 pgs
Fees:23.00 Taxes:301.92
20101109-0090105

This instrument prepared by:
Madison L. Martin
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner as follows:	Send Tax Bills To:	Map and Parcel No.:
CRM Central Properties, LLC c/o SunTrust Bank Attn: Hasana Kelley 303 Peachtree, 36th Floor Atlanta, GA 30303	SAME	105-07-417

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 9th day of November, 2010, by Madison L. Martin, Successor Trustee ("Successor Trustee").

WHEREAS, by certain *Commercial Deed of Trust* dated September 17, 2007, recorded as Instrument No. 20081002-0100505 (the "Deed of Trust"), in the Register's Office of Davidson County, Tennessee (the "Register's Office"), Trustees of Mount Lebanon Missionary Baptist Church (the "Grantor"), conveyed to Steve Lancaster, Trustee, the Property (as hereinafter defined) to secure the payment of certain indebtedness described in the Deed of Trust (the "Indebtedness"), which Indebtedness is presently held and owned by SunTrust Bank (the "Lender"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender declared the Deed of Trust to be in default, and notice was given of such default to Grantor, in the manner required by the terms of the Deed of Trust, but following such notice the default was not cured; and

WHEREAS, Lender appointed Madison L. Martin to serve as Successor Trustee in place of Steve Lancaster, Trustee, by appointment recorded as Instrument No. 20100915-0073537, Register's Office, in accordance with the terms of the Deed of Trust; and

WHEREAS, Lender directed the Successor Trustee to sell the Property as provided in the Deed of Trust, and the Successor Trustee caused notice to be published in ***The City Paper*** that the Property would be sold on **Monday, November 1, 2010 at 10:01 a.m. prevailing Central time**, at the front door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee 37201 (the "Foreclosure Notice"), such Foreclosure Notice appearing in said paper on October 11, 2010, October 18, 2010 and October 25, 2010; and

WHEREAS, the Successor Trustee further sent a copy of the Foreclosure Notice to such interested persons as required by applicable law, and following the appearance of the Foreclosure Notice in said newspaper the default was not cured; and

WHEREAS, the Successor Trustee appeared at the time and place specified in the Foreclosure Notice, and shortly after 10:01 a.m. Central time on the specified date and time, offered the Property for sale, and after opening the floor for competitive bids, sold the Property to Lender in response to its bid at the price of Eighty-One Thousand Six Hundred and 47/100 ($81,600.47) (the "Credit Bid"), this being the highest, last and best bid.

WHEREAS, the Lender has assigned its bid to CRM Central Properties, LLC and has requested that the Property be sold to CRM Central Properties, LLC as its designee.

NOW, THEREFORE, I, Madison L. Martin, Successor Trustee as aforesaid, in consideration of the premises and the Credit Bid, by these presents do transfer and convey unto CRM Central Properties, LLC, its successors and assigns (the "Grantee"), all of my right, title and interest in and to the following described real estate, together with any and all improvements now or hereafter erected on the property, if any, and all easements, rights, appurtenances, rents, royalties, mineral, oil, timber and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, if any, but no further or otherwise, located in Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

> Being Lot No. 39, in Rain's Addition to Nashville, said lot fronts 50 feet on the south side of Cherry Street, now known as the 4th Avenue South, on the Nolensville Turnpike Road, at or near Rain's Spring , and runs back between parallel lines 170 feet, more or less, to an alley. Said Rain's Plan, is registered in the Register's Office, in Book 57, page 115, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Trustees to wit: John Roberts, William Owen, Judge Rankin and Ned Prim of Mount Lebanon Missionary Baptist Church, by deed from Mrs. Cora Minton, of record in Book 423, page 588, dated December 28, 1912, said Register's Office.

To have and to hold the Property, and free from the statutory right of redemption, homestead, dower and all other exemptions and marital rights, all of which are expressly waived in the Deed of Trust, all of which are expressly waived in the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an **AS IS, WHERE IS** condition, and without representation or warranty from Successor Trustee as to any matter whatsoever, and by accepting this Successor Trustee's Deed, Grantee represents and warrants that it has conducted its own due diligences with regard to the Property and matters of title related to the Property, and represents and warrants that it has not relied on any statement or action made by Successor Trustee. Without limiting the foregoing, **SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY,**

SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE ON OR UNDER THE PROPERTY OF HAZARDOUS SUBSTANCES AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "ENVIRONMENTAL LAWS"). 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 this 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 attorney fees, arising out of or in connection with any of the foregoing.

This conveyance may be subject to easements, restrictions, liens, taxes, etc., including, but not limited to, the items set forth below, but only to the extent any of such matters take priority over the Deed of Trust. To the extent such matters do take priority over the Deed of Trust under applicable law, this conveyance is subject to them, and to the extent such matters do not, the Property does not remain subject to them:

1. Any and all unpaid *ad valorem* taxes that may be a lien against the Property.

2. All matters shown on the Plat of record in Book 57, page 115, Register's Office.

This conveyance is further subject to any and all liens, defects, encumbrances, conveyances, adverse claims and other matters which take priority over the Deed of Trust pursuant to which this conveyance is made, any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which have not been waived by such governmental agency, and any and all matters that would be shown or revealed by an accurate survey of the Property.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Madison

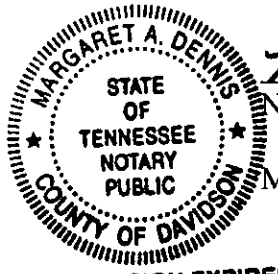
MADISON L. MARTIN,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Margaret A. Dennis, a Notary Public of the State and County aforesaid, personally appeared Madison L. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee, being

authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of November, 2010.



Margaret A. Dennis
Notary Public

My Commission Expires: May 8, 2012

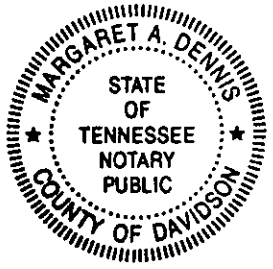
MY COMMISSION EXPIRES:
MAY 8, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-One Thousand Six Hundred and 47/100 ($81,600.47).

Affiant

Sworn to and subscribed before me
this 9th day of November, 2010.



Margaret A. Dennis
Notary Public
My commission expires: May 8, 2012

MY COMMISSION EXPIRES:
MAY 8, 2012