BILL GARRETT, Davidson County
Trans:T20100071772 DEEDTRS
Recvd: 11/12/10 12:03 3 pgs
Fees:18.00 Taxes:1276.50
20101112-0090735

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
McCormick 106, LLC c/o Beltway Capital Management, LLC 11350 McCormick Road Executive Plaza II, Suite 902 Hunt Valley, Maryland 21031	SAME	103 08 0H 900.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the terms, conditions and payments in a certain Deed of Trust dated August 23, 2007, executed by **WESTLAWN PARTNERS, LLC** to Hugh M. Queener, Trustee, of record at Instrument Number 20070905-0106256, Register's Office for Davidson County, Tennessee, to secure the indebtedness described therein for the benefit of **PINNACLE NATIONAL BANK**; and,

WHEREAS, said Deed of Trust having been assigned to McCormick 106, LLC in Instrument Number 20100125-0005892 recorded January 25, 2010 in the Register's office for Davidson County, Tennessee; and ,

WHEREAS, the lawful owner and holder 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 20100826-0067727, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner 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 TENNESSEAN, 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, October 29, 2010, on the front steps of the Davidson County Courthouse and City Hall, One Public Square, Nashville, Tennessee 37201; and,

WHEREAS, the highest, last and best bid received was in the amount of Three Hundred and Forty-Five Thousand Dollars ($345,000.00), said offer and bid having been made by McCormick 106, LLC;

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 McCormick 106, LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan C.M. Tritschlers Subdivision of Lots No. 347, 348 and part of Lot No. 349 in the West Lawn Subdivision as of record in Book 843, Page 57, Register's Office for said County.

Said Lot No. 28 fronts 75 feet on the northerly side of West Lawn Drive and runs back between parallel lines with the westerly margin of Jessica Avenue 140 feet to the southerly line of Lot No. 17.

Being all of the same property conveyed to Westlawn Partners, LLC, by Deed of record in Instrument No. 20070821-0099879, dated 8/15/07, 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 McCormick 106, LLC 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 5th day of Nov., 2010.

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 5th day of November, 2010.

MELINDA J. CLARK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: 4-23-2011

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me this 5th day of November, 2010.

MELINDA J. CLARK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: 4-23-2011