BILL GARRETT, Davidson County
Trans:T20100071774 DEEDTRS
Recvd: 11/12/10 12:04 13 pgs
Fees:68.00 Taxes:355.20
20101112-0090737

Prepared By and Returnable to:
Bone McAllester Norton PLLC (kjr)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
GreenBank **Attn: Special Assets** **P.O. Box 1120** **Greenville, TN 37744-1120**	**New Owner**	**163-07-0A-097.00CO**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated May 22, 2008, executed by Weldon Homes, LLC, a Tennessee limited liability company, to Jim Evans, Trustee, of record at Instrument No. 20080530-0055071, Register's Office for Davidson County; and

WHEREAS, GreenBank, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming Sam J. McAllester III, C. Tucker Herndon, David M. Anthony, and Gregory G. Vick, as Substitute Trustees by an instrument of record at Instrument No. 20100916-0073927, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers, given the Trustee in said Deed of Trust; and

WHEREAS, C. Tucker Herndon, in his capacity as Substitute Trustee, and not Individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 10:00 o'clock a.m., prevailing time on Friday, November 5, 2010 on the steps of the Davidson County Courthouse, Public Square, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, C. Tucker Herndon, Substitute Trustee personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of Ninety-six Thousand and 00/100 Dollars ($96,000.00) by GreenBank (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of Ninety-six Thousand and 00/100 Dollars ($96,000.00) cash in hand paid by the Buyer, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the

Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Lot 97, Ridgeview UDO, Phase One, as shown on plat of record in Instrument No. 20080312-0025065 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being part of the same property conveyed to Weldon Homes, LLC by deed of record at Instrument No. 20080530-0055069, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 2303 Farrington Place, Antioch, Davidson County, Tennessee 37013, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its successors and assigns, forever.

The Substitute Trustee covenants with the said Buyer that he/she is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

A Notice of State Tax Lien was filed by the Tennessee Department of Labor & Workforce Development against Weldon Homes, LLC, of record at Instrument No. 20100304-0016498, Register's Office for Davidson County, Tennessee. Timely notice has been given by the Substitute Trustee to the Tennessee Department of Labor & Workforce Development pursuant to T.C.A. §67-1-1433(b)(1). The sale of this property is subject to the right of the Tennessee Department of Labor & Workforce Development to redeem said property under the provisions of T.C.A. §67-1-1433(c).

The Substitute Trustee, and not Individually, further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, its successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD "AS IS," "WHERE IS" AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 5th day of November, 2010.

C. Tucker Herndon
Substitute Trustee, and not Individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberley J Raymond, a Notary Public of this county, C. Tucker Herndon, Substitute Trustee and not Individually, the within named 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, at office this 5th day of November, 2010.

Kimberley J Raymond
NOTARY PUBLIC

My Commission Expires: 3-3-14

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 3-3-14

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION
Legal Office
220 French Landing, 3B
Nashville, Tennessee 37243
(615) 741-3170
(615) 532-7386 FAX

October 22, 2010

Mr. C. Tucker Herndon
Bone McAllester Norton PLLC
Nashville City Center, Suite 1600
511 Union Street
Nashville, TN 37219

RE: Property of Weldon Homes LLC - 2303 Farrington Place, Antioch, Tennessee
TDLWD Acct. #0711-673 5
TDLWD Lien #10-3498 (Davidson County)
Notice of Non-Judicial Foreclosure Sale

Dear Mr. Herndon:

Your letter of October 6, 2010, is acknowledged, along with the attendant Notice of Non-Judicial Foreclosure Sale, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $276.36.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Alfred M. Smith, Jr.
Counsel to Commissioner

AMS:PDR

cc: Employer Accounts

BONE MCALLESTER NORTON PLLC

C. Tucker Herndon
615.238.6322 Direct Dial
615.687.2205 Direct Fax

October 6, 2010

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Commissioner James G. Neeley
Tennessee Department of Labor & Workforce Development
Employment Security Division
Employer Accts – Delinquency Control
220 French Landing Drive
Nashville, TN 37243

Re: Notice of Non-judicial Foreclosure on Behalf of GreenBank ("Lender")
Name of Borrower: Weldon Homes, LLC ("Borrower")
Address of Property: 2303 Farrington Place, Antioch, Davidson County, Tennessee ("Property")

Dear Mr. Neeley:

This letter is notice to the State of Tennessee, Department of Labor & Workforce Development of the proposed non-judicial foreclosure sale at 10:00 a.m., on the 5th day of November, 2010, by and on behalf of Lender, the owner and holder of a Deed of Trust executed on May 22, 2008 by Borrower to Jim Evans, Trustee, and duly recorded at Instrument No. 20080530-0055071, Register's Office for Davidson County, Tennessee, on certain real property located at 2303 Farrington Place, Nashville, Davidson County, Tennessee (the "Deed of Trust").

This letter is a request on behalf of Lender for the consent of the State of Tennessee Department of Labor & Workforce Development to the sale of the Property and for discharge of said Property from the lien of the State of Tennessee and/or the sale of said Property free and clear of such lien. This letter is also a request on behalf of Lender for the release of the right of redemption of the State of Tennessee against said Property. In support of the above requests, I hereby submit the following information:

1. I am attorney for Lender. Lender is the owner and holder of Promissory Note ("Note") executed by Weldon Homes, LLC, a Tennessee limited liability company ("Borrower"). Borrower has defaulted on said Note and Lender has declared the default and accelerated the principal balances. As of September 14, 2010, the principal and accrued interest balances owing, past due and unpaid on said Note totals $111,719.81. Pursuant to the terms of the Note and Deed of Trust, Lender is entitled to accrued interest, and Lender is also entitled to its attorney's fees and expenses, including foreclosure costs, as part of the indebtedness secured by said Deed of Trust.

Nashville City Center, Suite 1600 - 511 Union Street - Nashville, Tennessee 37219
615.238.6300 (Phone) - 615.238.6301 (Fax)

2. A Notice of State Tax Lien was filed by the State of Tennessee Department of Labor & Workforce Development Tax Enforcement Division against Weldon Homes, LLC, dated February 26, 2010, filed for record on March 4, 2010, at Instrument No. 20100304-0016498, Register's Office for Davidson, County, Tennessee. A copy of said tax lien is attached hereto for your information.

3. Weldon Homes, LLC purchased said Property and five other lots from Ridgeview Heights, LLC by Warranty Deed dated May 22, 2008, of record at Instrument No. 20080530-0055069, Register's Office for Davidson County, Tennessee. According to the Affidavit of Value, the actual consideration paid or the value of the Property and the other five lots, whichever is greater, was stated to be $213,600 ($35,600.00 per lot).

4. To the best of my knowledge and in reliance upon the title search by Gregory Vick & Associates, the last of which is dated October 5, 2010, title to said Property as of 8:00 a.m., October 5, 2010, is as follows:

   [a] Said Property is presently vested in Weldon Homes, LLC from by Warranty Deed from Ridgeview Heights, LLC dated May 22, 2008, of record at Instrument No. 20080530-0055069, Register's Office for Davidson County, Tennessee.

   [b] 2010 Davidson County real property taxes, Map/Parcel 163-07-0A-097.00CO are a lien against said Property and are now due and payable but not yet past due. 2009 Davidson County real property taxes are delinquent in the base amount of $1,395.94. If paid on or before October 31, 2010, the amount due, including penalties and interest, is $1,563.46.

   [c] There is a Deed of Trust of record at Instrument No. 20080530-0055071, Register's Office for Davidson County, Tennessee, dated May 22, 2008 wherein said Property is conveyed to Jim Evans, Trustee, for the purpose of securing all indebtedness of Weldon Homes, LLC to GreenBank.

   [d] A Notice of State Tax Lien filed by the State of Tennessee Department of Labor & Workforce Development Tax Enforcement Division against Weldon Homes, LLC, dated February 26, 2010, filed for record on March 4, 2010, at Instrument No. 20100304-0016498, Register's Office for Davidson County, Tennessee.

5. According to the records of the Tax Assessor of Davidson County, said Property has a value of $135,200.00.

6. For your information, I am enclosing a copy of the Foreclosure Sale Notice which I have prepared and issued on behalf of Lender in my capacity as Substitute Trustee, setting the foreclosure sale for the 5th day of November, 2010, at 10:00

o'clock a.m., prevailing time on the steps of the Davidson County Courthouse, Public Square, Nashville, Davidson County, Tennessee.

7. Pursuant to T.C.A. §67-1-1401 et. seq., I am also enclosing a copy of the Deed of Trust under which said sale is being foreclosed.

This notice and application for consent to sale is submitted in duplicate, and it is requested that a copy of this notice be acknowledged and returned to my office, indicating the date and time of your receipt.

The facts stated in this letter are true to the best of my knowledge, information, and belief.

Sincerely,

C. Tucker Herndon

Attorney for GreenBank

Enclosures

DL

TENNESSEE DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

Employment Security Division
Employer Accts-Delinquency Control
220 French Landing Drive
Nashville, TN 37243

NOTICE OF STATE TAX LIEN

Employer:
WELDON HOMES LLC
PO BOX 910
ANTIOCH TN 37011

Account No.: 0711-673 5

Lien No.: 10-3498

County: Davidson

Pursuant to the provisions of T.C.A. §50-7-404 et. seq., a lien exists in favor of the State of Tennessee Department of Labor and Workforce Development upon all property and all rights, title and interest in property acquired either prior to or subsequent to the filing of this notice, belonging to the above named employer. Notice is hereby given that there have been assessed unemployment taxes, interest, penalties and any other associated fees, which after demand for payment thereof remain unpaid. The amount of said unemployment taxes and any other associated fees constitutes the amount of said lien.

The precise amount of the lien may be obtained from the Employment Security Division Delinquency Control Unit at 615-741-5103.

Witness my hand at Nashville, Tennessee, on the 26th day of February, 2010.

This instrument was prepared by the State of Tennessee Department of Labor and Workforce Development.

James G. Neeley
Commissioner of Labor and Workforce Development
BY: Mark Howell

Delegate of Commissioner
Mark Howell

FOR REGISTER USE ONLY - PRINT OR STAMP	
BOOK NO:	DATE:
PAGE NO: BILL GARRETT, Davidson County Trans:T20100012862 LIENLWD Recvd: 03/04/10 09:26 1 pgs Fees:12.00 Taxes:0.00 [redacted] 20100304-0016498	TIME:
REGISTER:	BY:

STATE COPY

LB-0638 (Rev. 7/09)

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

FORECLOSURE SALE NOTICE

WHEREAS, Weldon Homes, LLC, a Tennessee limited liability company, by a Deed of Trust dated May 22, 2008, of record at Instrument No. 20080530-0055071, Register's Office for Davidson County, Tennessee ("Deed of Trust"), conveyed to Jim Evans, Trustee, the hereinafter described real property to secure the payment of certain indebtedness, etc., ("Indebtedness") as described in said Deed of Trust; and

WHEREAS, Sam J. McAllester III, David M. Anthony, C. Tucker Herndon, and Gregory G. Vick have been appointed Substitute Trustees by GreenBank, the owner and holder of said Indebtedness, by an instrument of record at Instrument No. 20100916-0073927, Register's Office for Davidson County, Tennessee, with authority for any one of such Substitute Trustees to act alone or by a Designated Agent with the powers given the Trustee in the Deed of Trust and by applicable law; and

WHEREAS, default in indebtedness secured by said Deed of Trust has been made; and

WHEREAS, GreenBank, the owner and holder of said Indebtedness has demanded that the real property be advertised and sold in satisfaction of said Indebtedness and the cost of the foreclosure, in accordance with the terms and provisions of the Loan Documents and Deed of Trust.

NOW, THEREFORE, notice is hereby given that one of the Substitute Trustees or a Designated Agent for any one of the Substitute Trustees, pursuant to the power, duty and authority vested in and imposed upon the Trustee in said Deed of Trust and applicable law, will on

Friday, November 5, 2010

at 10:00 o'clock a.m., prevailing time, on the steps of the Davidson County Courthouse, Public Square, Nashville, Davidson County, Tennessee, offer for sale to the highest and best bidder for cash and free from all rights and equity of redemption, statutory right of redemption or otherwise, homestead, dower, elective share and all other rights and exemptions of every kind as waived in said Deed of Trust, certain real property situated in Davidson County, Tennessee, described as follows:

> Lot 97, Ridgeview UDO, Phase One, as shown on plat of record in Instrument No. 20080312-0025065 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Weldon Homes, LLC by deed of record at Instrument No. 20080530-0055069, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 2303 Farrington Place, Antioch, Tennessee 37013, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

This property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Other interested parties: Weldon Homes, LLC, State of Tennessee Department of Labor & Workforce Development, Ridgeview Heights Homeowners Association, Inc.

The right is reserved to (i) delay the sale to another time certain or adjourn the day of sale to another day and time certain, without further publication and in accordance with law, upon announcement of said delay or adjournment on the day and time and place of sale set forth above; (ii) sell the Property at the time fixed by the last postponement or to give new notice of sale; (iii) sell the Property in such lots, parcels, segments, or separate estates as Substitute Trustee may choose; (iv) sell part of the Property and delay, adjourn, cancel, or postpone the sale of the remaining part of the Property; (v) sell the Property in whole and then to sell the Property in parts and to consummate the sale in whichever manner produces the highest sale price; (vi) to sell to the next highest bidder in the event any higher bidder does not comply with the terms of the sale.

A Notice of State Tax Lien has been filed by the Tennessee Department of Labor & Workforce Development against Weldon Homes, LLC, of record at Instrument No. 20100304-0016498, Register's Office for Davidson County, Tennessee,. Timely notice has been given by the Substitute Trustee to the Tennessee Department of Labor & Workforce Development pursuant to T.C.A. §67-1-1433(b)(1). The sale of this property will be subject to the right of the Tennessee Department of Labor & Workforce Development to redeem said property under the provisions of T.C.A. §67-1-1433(c).

Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied, and will sell and convey the subject real property by Trustee's Quitclaim Deed as Substitute Trustee only.

This sale is subject to all matters shown on any applicable recorded Plat or Plan and any restrictive covenants, easements or setback lines that may be applicable. This sale is also subject to all matters that take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale including, but not limited to, any unpaid taxes and assessments (plus penalties, interest, and costs) which exist as a lien against said property; any rights of redemption, equity, statutory or otherwise, not otherwise waived in

the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters. This sale is also subject to any matters that an inspection, environmental assessment and/or accurate survey of the property might disclose.

THIS 6th day of October, 2010.

C. Tucker ~~Herndon,~~ Substitute Trustee

BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219
615/238-6322

CERTIFICATE OF SERVICE

I certify that on October 6, 2010, a true copy of the foregoing Foreclosure Sale Notice has been placed in the United States mail, via certified and regular mail, postage pre-paid, to:

Weldon Homes, LLC
2303 Farrington Place
Antioch, TN 37013

Weldon Homes, LLC
P.O. Box 910
Antioch, TN 37011

Weldon Homes, LLC
5889 Brierhaven Avenue
Memphis, TN 38120

Michael S. Matthews
5889 Brierhaven Avenue
Memphis, TN 38120

Michael S. Matthews, Registered Agent
Weldon Homes, LLC
792 Bell Road
Antioch, TN 37013

Michael S. Matthews
792 Bell Road
Antioch, TN 37013

Weldon Homes, LLC
310 Wilson Pike #103
Brentwood, TN 37027

Commissioner James G. Neeley
Tennessee Department of Labor & Workforce Development
Employment Security Division
220 French Landing Drive
Nashville, TN 37243

Ridgeview Heights Homeowners Association, Inc.
1956 Wild Oaks Court
Antioch, TN 37013

James M. Callahan, Registered Agent
Ridgeview Heights Homeowners Association, Inc.
1222 Paramount Drive
Rockvale, TN 37153

C. Tucker Herndon