905 19th Avenue, North Property

This Instrument Prepared By:

BILL GARRETT, Davidson County
Trans:T20110005197 DEEDTRS
Recvd: 01/26/11 13:59 3 pgs
Fees:18.00 Taxes:993.82
20110126-0007314

David M. Smythe
SMYTHE & HUFF
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Civic Bank & Trust 3325 West End Avenue Nashville, Tennessee 37203	Same	Map No. 92-7 Parcel Nos. 00100Co 00200Co

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $268,600.00.

Affiant

Subscribed and sworn to before me, this 26 day of January, 2011.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 05-08-2012

WHEREAS, by Deed of Trust dated January 9, 2008, of record in Instrument No. 20080114-0004190, Register's office for Davidson County, Tennessee, Corpus 905, LLC, conveyed to Mark L. Trogdon, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20100202-0008357, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Tennessean / Davidson A.M. edition on December 31, 2010, January 7, 2011 and January 14, 2011; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 24th day of January, 2011, at 10:00 o'clock a.m. at the south front door of the Davidson County Courthouse, James Robertson Parkway, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Civic Bank & Trust, being the highest and best bidder, became the purchaser of said property at and for the sum of Two Hundred Sixty Eight Thousand Six Hundred Dollars ($268,600.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Civic Bank & Trust, the following real estate:

> Land in Davidson County, Tennessee, being Lot #3 in Badoux's Subdivision of Lot #14 of the Harding Lytle Tract, beginning at a point in the Western Margin of Durham, Hudson or Walnut Street; 85 feet Northerly from the Northerly margin of Herman Street; thence with the Western margin of Durham, Hudson or Walnut Street, 40 feet to the Southerly corner of said Lot #4 of Badoux's Subdivision; thence Westerly with said Lot #4, 151 ½ feet to an alley; thence with the Easterly margin of said alley, Southerly 42 feet to the corner of Lot #2 of said plan; thence Easterly with the Northerly line of said Lot #2, 151 ½ feet to the beginning.
>
> Being the same property conveyed to Corpus 905, LLC, a Tennessee Limited Liability Company, by Deed of record in Instrument No. 20071214-0144082, said Register's Office.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of appraisement, homestead exemption, as well as an equity of redemption, statutory right of redemption and all other rights or exemptions of every kind, including a statutory right to an elective share in the property in the Maker of said Deed of Trust and all persons claiming through and under said Maker. The real property foreclosed herein was not owner occupied residential property for purposes of Tenn. Code Ann. § 35-5-117(g) and no Notice of the Right to Foreclosure as provided in said Code Section was required to be sent to the owner and/or any other interested parties.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Civic Bank & Trust, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 26th day of January, 2011.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rita Richardson, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 26th day of January, 2011.

Notary Public

My Commission Expires: 05-08-2012

RITA L. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.