STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20110007438 DEEDTRS
Recvd: 02/04/11 10:34 2 pgs
Fees:13.00 Taxes:170.20
20110204-0010127

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

Ashley S. Rudy
Affiant

Subscribed and sworn to before me on this 3rd day of February, 2011.

Kim Natalie Parsons
Notary Public

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

My Commission Expires: July 7, 2014

This Instrument Was Prepared By:
Ashley S. Rudy, Esq.
Rudy, Wood, Winstead & Williams, PLLC
1812 Broadway
Nashville, Tennessee 37203

Address of New Owner:
Mahsa Talbott
1210 N. 2nd Street
Nashville, Tennessee 37207

Send Tax Bills to:
Same

Map-Parcel:
71-15-315

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Horace Fentress and wife, Renee Perron Fentress, individuals, by Construction Deed of Trust (the "Deed of Trust") dated August 2, 2007, of record, Instrument No. 20070807-0094270, Register's Office for Davidson County, Tennessee, conveyed to Roy L. Harmon, Jr., Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to the Bank of Tennessee (the "Lender"); and

WHEREAS, the undersigned was appointed Substitute Trustee, of record in Instrument No. 20101202-0096184, Register's Office for said County by the owner and holder of the Note by an instrument of record in Instrument No. 20070807-0094270, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of

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Trust, notices of the time and place of said sale having been published in The Tennessean (newspaper) on December 24, 2010, December 31, 2010, and January 7, 2011; and

WHEREAS, the Lender, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, on the property commonly known as 1210 N. 2nd Street, Davidson County, in Nashville, Tennessee at 11:00 a.m. on January 21, 2011, and Masha Talbott, an individual (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property for the sum of FORTY SIX THOUSAND DOLLARS and 00/100 ($46,000.00) Dollars.

NOW, THEREFORE, Ashley S. Rudy, Esq. in her capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, her successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 133, as shown on the map entitled CF Sharpe and WL Horn's 2nd Subdivision of Lindsley Property Northeast Nashville of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Horace Fentress, unmarried, by deed from Michael Cothern, of record as Instrument No. 20061221-0157254, dated November 28, 2006, said Register's Office.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Ashley S. Rudy, Esq. as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, her successors and assigns, against the lawful claims of all persons claiming by, through or under her, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3rd_ day of February, 2011.

Ashley S. Rudy

Ashley S, Rudy, Substitute Trustee

Subscribed and sworn to before me on this 3rd day of February, 2011.

Kim Natalie Parsons

Notary Public

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 7, 2014

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T.A.I.