NEW OWNER:

Volunteer State Bank
P. O. Box 7897
Portland, TN 37148

BILL GARRETT, Davidson County
Trans:T20110008075 DEEDTRS
Recvd: 02/08/11 08:32 3 pgs
Fees:18.00 Taxes:1221.00
20110208-0010922

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILL TO:

New Owner

Map & Parcel: 105-1-197

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Chris Mule, a married man, and Brian Smith, an unmarried man, executed a Construction Deed of Trust to Matthew D. Ricker, Trustee, dated March 25, 2008, of record in Instrument No. 20080408-0035473, as modified in Instrument No. 20090504-0040545, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Promissory Note payable to the order of Volunteer State Bank, hereinafter referred to as the "Deed of Trust"; and

WHEREAS, said conveyance was made for the purpose of securing the payment of certain sums as evidenced by a Promissory Note payable to the order of Volunteer State Bank; and,

WHEREAS, the original Trustee has tendered his resignation, and by Appointment of Substitute Trustee, dated December 21, 2010, of record in Instrument No. 20101229-0103579, Register's Office for Davidson County, Tennessee, Volunteer State Bank did convey all of the rights, powers and privileges of the original Trustee as named in the Deed of Trust unto the undersigned, Byron M. Gill, Substitute Trustee; and

WHEREAS, acting pursuant to the demand made by Volunteer State Bank, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Substitute Trustee, Byron M. Gill, Substitute Trustee, duly advertised and sold the property hereinabove described at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, on February 3, 2011, at 10:00 a.m., local time, to the highest

and best bidder for cash, at which sale the same was bid in and sold to Volunteer State Bank at and for the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00), the receipt of which is hereby acknowledged.

NOW, THEREFORE, **BYRON M. GILL, Substitute Trustee**, has this day bargained and sold, and by these presents does hereby transfer and convey unto **VOLUNTEER STATE BANK**, its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being the easterly 35 feet, more or less, of Lot No. 76, Boyd's Addition, said part of said lot fronts 35 feet on the south side of Tremont Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Chris Mule and Brian Smith by Quitclaim Deed from Victor Hazelwood, Trustee, dated August 1, 2006, of record in Instrument No. 20060905-0109272, Register's Office for Davidson County, Tennessee. Further reference is made to Deed of record in Instrument No. 20060803-0094937, said Register's Office. Further reference is made to Construction Deed of Trust of record in Instrument No. 20080408-0035473, as modified in Instrument No. 20090504-0040545, and Appointment of Substitute Trustee of record in Instrument No. 20101229-0103579, Register's Office for Davidson County, Tennessee.

This property is located at 1403 Tremont Street, Nashville, TN 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Volunteer State Bank, its successors and assigns, in fee simple, forever.

I further transfer, assign and convey unto Volunteer State Bank, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise.

This conveyance is made subject to any and all real property taxes and subject to any prior mortgages of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY SIGNATURE hereto this 7th day of February, 2011.

BYRON M. GILL
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, **BYRON M. GILL, Substitute Trustee**, 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 this 7th day of February, 2011.

Notary Public

DENISE CARVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-27-11

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The actual consideration or value, whichever is greater, for this transfer is **$330,000.00**.

Affiant

SWORN AND SUBSCRIBED to before me this 7th day of February, 2011.

Notary Public

DENISE CARVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-27-11