Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Cornerstone Investments, Inc. 718 Thompson Lane, Suite 108 Nashville, TN 37204	Same	09314046800
This instrument prepared by: Bradley Arant Boult Cummings LLP (CSS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Thomas S. Scott and wife, Sandra K. Scott by Tennessee Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing of record as Instrument No. 20020411-0045177, as modified by that certain Modification and Extension Agreement of record as Instrument No. 20080414-0037724, and that certain Modification and Extension Agreement of record as Instrument No. 20080625-0065411 (as modified, the "Deed of Trust"), transferred and conveyed to R. Claybourne Petrey, Jr., Trustee, the property described in Exhibit A hereto (the "Property"), Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20101129-0094875, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock ante meridian (11:00 a.m.), April 5, 2011, at the main door of the Davidson County Courthouse, located at 1 Public Square, Nashville, Tennessee, when and where **CORNERSTONE INVESTMENTS, INC.**, a Tennessee corporation and **MARK W. KING** as Tenants in Common ("Grantee"), became the last and highest bidder for cash at the price of Three Hundred Seventy-Five Thousand One Hundred and No/100 Dollars ($375,100.00).

BILL GARRETT, Davidson County
Trans:T20110020208 DEEDTRS
Recvd: 04/06/11 12:41 4 pgs
Fees:23.00 Taxes:2146.00
20110406-0026609

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $375,100.00.

Brenda L. Farmer
Affiant

Subscribed and sworn to before me, this the 5th day of April, 2011.

Barbara Kimmins
NOTARY PUBLIC
My Commission Expires: 8/23/2011

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

7/2485882.1
030375-301007

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's successors and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

The real property is commonly known as 705 4th Avenue South, Nashville, Davidson County, Tennessee.

Words used herein indicating number or gender shall be read as context may require.

[Signatures on following page]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 580,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6 DAY OF April 20 11

Deputy Register

Dated this 5th day of April, 2011.

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of April, 2011.

BARBARA KIMMINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 8/23/2011

7/2485882.1
030375-301007

EXHIBIT "A"

Land in Davidson County, Tennessee, being further described as follows:

TRACT 1: Land in Davidson County, Tennessee, being part of Lot No. 43 on the plan of Barrow Grove, as of record in Book "S" pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 30 feet south of the southeast corner of the property conveyed to Hooper Jones by deed from Leon Gilbert, of record in Book 1085, Page 633, Register's Office for Davidson County, Tennessee; thence westwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more less, to the westerly margin of 4th Avenue South; thence with the westerly margin of same, northwardly 30 feet to the point of beginning.

TRACT 2: Land in Davidson County, Tennessee, being the southerly 24 feet of Lot No. 42 and the northerly 6 feet of Lot No. 43 in Barrow's Grove Plan of Lots, as of record in Book "S" pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee. Said southerly part of Lot No. 42 and northerly part of Lot No. 43 together front 30 feet on the westerly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 165 feet to an alley.

TRACT 3: Land in Davidson County, Tennessee, being a lot in the Barrow Grove Addition to South Nashville, and described as follows: Beginning in the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 31 feet southwardly from Elm Street, and running southwardly with 4th Avenue South 40 feet more or less to Petit's Northeast corner; thence at right angles to said street westwardly 165 feet to an alley; thence northwardly with the eastern margin of said alley 40 feet more or less to Whorley's southwest corner; thence eastwardly with Whorley's south boundary line 165 feet to the beginning.

TRACT 4: Land in Davidson County, Tennessee, being a part of Lots Nos. 41 and 42 on the Map of Barrow Grove, of record in Book "S", pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of 4th Avenue South, 70 feet more or less south of the southerly margin of Elm Street, being the southeast corner of the property conveyed to O. F. Kelting by deed from Minnie S. Platz et al., of record in Book 1283, Page 272, Register's Office for Davidson County, Tennessee; thence along Kelting's south line westwardly 165 feet to the easterly margin of an alley; thence with margin of the same southerly 42 feet to the northwest corner of the property conveyed to Thomas Wilson Vineyard by deed of record in Book 1315, Page 112, Register's Office for Davidson County, Tennessee; thence along Vineyard's north line easterly 165 feet to the west margin of 4th Avenue South; thence with the margin of the same northerly 42 feet to the point of beginning.

Being the same property conveyed to Thomas S. Scott and wife, Sandra K. Scott by deed of record in Instrument No. 20020411-0045176, said Register's Office.