BILL GARRETT, Davidson County
Trans:T20110021942 DEEDTRS
Recvd: 04/14/11 08:37 5 pgs
Fees:28.00 Taxes:1761.20
20110414-0028661

This instrument prepared by:
Ronald G. Steen Jr.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner as follows:	Send Tax Bills To:	Map and Parcel No.:
SunTrust Bank CRE OREO Middle Office MC: GA-Atlanta-0925 25 Park Place, 8th Floor Atlanta, Georgia 30303	SunTrust Bank CRE OREO Middle Office MC: GA-Atlanta-0925 25 Park Place, 8th Floor Atlanta, Georgia 30303	083-13-0-177

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 12th day of April, 2011, by Robert C. Goodrich Jr., Successor Trustee ("Successor Trustee").

WHEREAS, Greater Faith Missionary Baptist Church (the "Grantor"), by that certain Commercial Deed of Trust dated December 13, 2007, of record as Instrument No. 20071218-0145312, Register's Office for Davidson County, Tennessee, (the "Deed of Trust") conveyed to Steve Lancaster, Trustee, certain real property (as hereinafter defined and referred to herein as "Property") to secure the payment of certain indebtedness described in the Deed of Trust (the "Indebtedness"), which Indebtedness is presently held and owned by SunTrust Bank (the "Lender"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender declared the Deed of Trust to be in default, and notice was given of such default to Grantor, in the manner required by the terms of the Deed of Trust, but following such notice the default was not cured; and

WHEREAS, Lender appointed Robert C. Goodrich Jr. has been appointed Successor Trustee to serve as Successor Trustee in place and stead of Steve Lancaster pursuant to an instrument of record as Instrument No. 20090825-0080156, Register's Office for Davidson County, Tennessee; and

WHEREAS, Lender directed the Successor Trustee to sell the Property (defined below) as provided in the Deed of Trust, and the Successor Trustee caused notice to be published in ***The City Paper*** that the Property (defined below) would be sold at **10:30 a.m. central time** on **Wednesday, April 6, 2011**, at the front door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee 37201 (the "Foreclosure Notice"), such Foreclosure Notice appearing in said paper on March 14, 2011, March 21, 2011, and March 28, 2011; and

WHEREAS, the Successor Trustee further sent a copy of the Foreclosure Notice as required by applicable law, and following the appearance of the Foreclosure Notice in said newspaper the default was not cured; and

WHEREAS, the Successor Trustee, by and through his agent, Ronald G. Steen Jr., appeared at the time and place specified in the Foreclosure Notice, and shortly after 10:30 a.m. central time, offered the Property (defined below) for sale, and after opening the floor for competitive bids, sold the Property (defined below) to SunTrust Bank in response to its bid at the price of Four Hundred Seventy Six Thousand and 00/100 Dollars ($476,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert C. Goodrich Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of $476,000.00, by these presents do transfer and convey unto SunTrust Bank, its successors and assigns (the "Grantee"), all of my right, title and interest in and to the following described real estate, together with any and all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the Real Property, including without limitation all minerals, oil, gas, geothermal and similar matters, located in Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

TRACT 1

Land in Davidson County, Tennessee, being Lot Nos. 174, 175, and 176 on the Plan of East Edgefield Addition, now East Nashville, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 174, 175 and 176 each front 50 feet on the southerly side of Boscobel Street, formerly Magnolia Street, and run back between parallel lines 170 feet to an alley.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of East Edgefield Addition, now East Nashville, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 173 fronts 50 feet on the southerly side of Boscobel Street, formerly Magnolia Street; and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Greater Faith Missionary Baptist Church by deed from Trustees of The Family Worship Center, of record as Instrument No. 20040602-0064325, dated May 28, 2004, said Register's Office.

To have and to hold the Property in bar of the equity of redemption, dower, homestead, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust.

The street addresses of the Property are believed to be 1100 Boscobel Street and 1106 Boscobel Street, Nashville, Tennessee 37206, but such addresses are not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

Grantee hereunder accepts title to the Property and all improvements thereon in an **AS IS, WHERE IS** condition, and without representation or warranty from Successor Trustee as to any matter whatsoever, and by accepting this Successor Trustee's Trustee Deed, Grantee represents and warrants that it has conducted its own due diligences with regard to the Property and matters of title related to the Property, and represents and warrants that it has not relied on any statement or action made by Successor Trustee. Without limiting the foregoing, **SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE ON OR UNDER THE PROPERTY OF HAZARDOUS SUBSTANCES AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "ENVIRONMENTAL LAWS").** Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting this Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorney fees, arising out of or in connection with any of the foregoing.

This conveyance may be subject to easements, restrictions, liens, taxes, etc., including, but not limited to, the items set forth below, but only to the extent any of such matters take priority over the Deed of Trust. To the extent such matters do take priority over the Deed of Trust under applicable law, this conveyance is subject to them, and to the extent such matters do not, the Property does not remain subject to them:

1. Any and all unpaid *ad valorem* taxes payable to Davidson County, Tennessee (plus penalty and interest, if any) that may be a lien against the Property.
2. Rights and claims of parties in possession.
3. Any facts, rights, interests or claims which could be ascertained by an inspection of the Property or by making inquiry of the person(s) in possession of the Property.
4. Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.
5. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the subject Property.

6. Liens for any unpaid assessments and/or special assessments.

7. Map-Parcel No. 083-13-0-177, which as of January 1, 2011 was exempt from taxes, but are subject to assessment to a non-exempt taxpayer on the pro-rata basis for such year pursuant to the provisions of Tennessee Code Annotated Sections 67-5-201.

8. Matters shown on the Plan of record as Plat Book 21, page 147, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to any and all liens, defects, encumbrances, conveyances, adverse claims and other matters which take priority over the Deed of Trust pursuant to which this conveyance is made, any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which have not been waived by such governmental agency, and any and all matters that would be shown or revealed by an accurate survey of the Property.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Robt C. Goodrich

ROBERT C. GOODRICH JR.,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Margaret A. Dennis, a Notary Public of the State and County aforesaid, personally appeared ROBERT C. GOODRICH JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of April, 2011.

MARGARET A. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 8, 2012

Margaret A. Dennis

Notary Public
My commission expires: May 8, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Seventy-Six Thousand and 00/100 Dollars ($476,000.00).

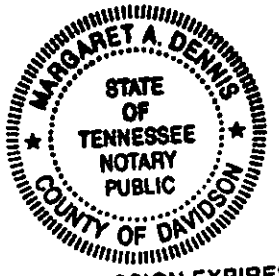
Affiant

Sworn to and subscribed before me

this the 12th day of April, 2011.

Notary Public

My commission expires: May 8, 2012



MY COMMISSION EXPIRES:
MAY 8, 2012