Address New Owner:	Tax Bills To:	Map/Parcel Number
Citizens Tri-County Bank P.O. Box 697 Dunlap 37327	Same	Map/Parcel No: 09302400900
This instrument prepared by: Bradley Arant Boult Cummings, LLP (EHB) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS James K. Eaton and spouse, Toni C. Eaton, by Deed of Trust dated May 8, 2008, of record as Instrument No. 20080509-0047955 (the "Deed of Trust"), Register's Office for Davidson County, Tennessee, transferred and conveyed to Investors Title Company, a Tennessee corporation, Trustee, the property described in Exhibit "A" attached hereto (the "Property"); 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. 20110308-0018631, in said Register's Office;

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 ten o'clock ante meridian (10:00 a.m.), April 1, 2011, at the main door of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, when and where **CITIZENS TRI-COUNTY BANK**, a Tennessee banking corporation ("Grantee"), became the last and highest bidder for cash at the price of One Million Three Hundred Thousand and 00/100 Dollars ($1,300,000.00).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,300,000.00.

Dolores Huff Roe
Affiant

Subscribed and sworn to before me, this the 1st day of April, 2011.

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

BARBARA KIMMINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

7/2577521.2
030375-301001

BILL GARRETT, Davidson County
Trans:T20110022010 DEEDTRS
Recvd: 04/14/11 09:55 4 pgs
Fees:23.00 Taxes:4810.00
20110414-0028776

NOW, THEREFORE, in her 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, Emily H. Bowman, Successor Trustee, hereby conveys the Property to Grantee and Grantee's successors and/or assigns.

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

Emily H. Bowman, 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 her. 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.

This is improved property known as 201 Second Avenue North, Nashville, Davidson County, TN, 37201.

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

[Signatures on following page]

Dated this 1st day of April, 2011.

Emily H. Bowman, 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 Emily H. Bowman, 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 1st day of April, 2011.

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

Notary Public
My Commission Expires: 8/23/2011

7/2577521.2
030375-301001

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning at a point on the westerly margin of Second Avenue, North, formerly Market Street, the northwest corner of said Second Avenue, North, and Church Street, formerly Spring Street, being the southeast corner of said Lot No. 26; thence with the westerly margin of said Avenue, northwardly 30 feet to the southeast corner of Anna G. Young's part of said Lot No. 26; thence westwardly, with Young's southern boundary line, 105 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 30 feet to the northerly margin of Church Street; thence with the northerly margin of said street, eastwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to James K. Eaton and wife, Toni C. Eaton by deed of record as Instrument No. 20070322-0035038, and by Quitclaim Deed of record as Instrument No. 20080509-0047954, said Register's Office.