BILL GARRETT, Davidson County
Trans:T20110022802 DEEDTRS
Recvd: 04/18/11 14:59 5 pgs
Fees:28.00 Taxes:408.85
20110418-0029872

This instrument prepared by:
Robert C. Goodrich Jr.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, TN 37219

Address New Owner as follows:	Send Tax Bills To:	Map and Parcel Nos.:
CRM Central Properties, LLC CRE OREO Middle Office c/o SunTrust Bank Mail Code: GA-ATLANTA-0925 25 Park Place, 8th Floor Atlanta, Georgia 30303	Same	164080C12900CO 164080C12800CO 164080C12700CO 164080C12600CO 164080C12500CO 164080C12400CO 164080C12300CO 164080C12200CO 164080C12100CO 164080C12000CO 164080C11900CO

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 18th day of April, 2011, by Robert C. Goodrich Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by *Construction Deed of Trust* dated May 31, 2007 (the "Deed of Trust"), recorded as Instrument No. 20070613-0070592, as amended by *Scrivener's Affidavit* of record as Instrument No. 20080125-0008255, in the Register's Office of Davidson County, Tennessee ("Register's Office"), Harvest Homes, LLC (the "Grantor"), conveyed to Julian L. Bibb, Trustee, the Property (as hereinafter defined) 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. to serve as Successor Trustee in place of Julian L. Bibb, Trustee, by instrument of record as Instrument No. 20110309-0018883, Register's Office, in accordance with the terms of the Deed of Trust; 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 Tuesday, April 5, 2011, at 10:30 a.m. prevailing central time, 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, March 21 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, 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 Lender in response to its bid at the price of One Hundred Ten Thousand Five Hundred and No/100 Dollars ($110,500.00), this being the highest, last and best bid.

WHEREAS, Lender assigned its bid and right to acquire the hereinafter described property to CRM Central Properties, LLC, a Georgia limited liability company, pursuant to an *Assignment of Bid*, dated April 15, 2011, from Lender to CRM Central Properties, LLC.

NOW, THEREFORE, I, Robert C. Goodrich Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of $110,500.00, by these presents do transfer and convey unto CRM Central Properties, LLC, its successors and assigns (the "Grantee"), all of my right, title and interest in and to the following described real property, together with 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 property, if any, but no further or otherwise, situated in Davidson County, Tennessee, described as follows: to the property, located in Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 77-87, as shown on the map entitled Section Three, Hamilton Chase, of record in Instrument No. 20070517-0059303, Surveyor's Certificate of Correction in Instrument No. 20070529-0063683 and in Instrument No. 20070723-0087046, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to HARVEST HOMES, LLC, by deed from T.F. HOMES, LLC, of record in Instrument No. 20070613-0070591, said Register's Office, as corrected by Affidavit In Correction Of Legal Description of record in Instrument No. 20080123-0007221, said Register's Office.

The street addresses of the Property are believed to be 3808, 3816, 3820, 3824, 3828, 3832, 3840, 3844, 3848, 3852 and 3856 Swan Ridge Drive, Antioch, TN 37013, 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.

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

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 Metropolitan Davidson County, Tennessee (plus penalty and interest, if any) that may be a lien against the Property.

2. Matters shown on the Plan of record in Instrument No. 20070517-0059303, Surveyor's Certificate of Correction in Instrument No. 20070529-0063683 and in Instrument No. 20070723-0087046, Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of Hamilton Chase Owners Association, Inc. of record in Instrument No. 20050728-0087946, as amended in Instrument No. 20051031-0131315, Register's Office.

4. Storm Water Detention Agreement to Metropolitan Davidson County of record in Instrument No. 20040102-0000420, Register's Office.

5. Road Agreement and Sewer Easement to Jerry Butler Builders, Inc. of record in Instrument No. 20040416-0043248, Register's Office.

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 this the day and date first above written.

Robt C. Goodrich Jr.
ROBERT C. GOODRICH JR.,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathleen Patti Snow, 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 18th day of April, 2011.

Kathleen Patti Snow
Notary Public
My commission expires:

KATHLEEN PATTI SNOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

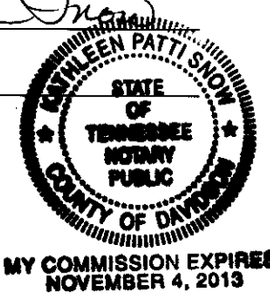
The actual consideration or value, whichever is greater, for this transfer is One Hundred Ten Thousand Five Hundred and No/100 Dollars ($110,500.00).

Affiant

Sworn to and subscribed before me

this the 18th day of April, 2011.

Notary Public
My commission expires:



MY COMMISSION EXPIRES:
NOVEMBER 4, 2013