STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $33,500.00.

Ashley S. Rudy
Affiant

Subscribed and sworn to before me on this 3rd day of May, 2011.

Kim Natalie Parsons
Notary Public

My Commission Expires: 7/7/2014

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

BILL GARRETT, Davidson County
Trans:T20110026596 DEEDTRS
Recvd: 05/04/11 16:33 2 pgs
Fees:13.00 Taxes:123.95
20110504-0034422

This Instrument Was Prepared By:
Ashley S. Rudy, Esq.
Rudy, Wood, Winstead & Williams, PLLC
1812 Broadway
Nashville, Tennessee 37203

Address of New Owner:
Kudzu Real Estate, Inc.
2020 Fieldstone Parkway
Suite 900-203
Franklin, Tennessee 37069

Send Tax Bills to:
Same

Map-Parcel:
Map: 082-03-0
Parcel: 289.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Neil Hargrove and wife, Tracey Hargrove, individuals, by Deed of Trust (the "Deed of Trust") dated March 16, 2007, of record, Instrument No. 20070323-0035387, Register's Office for Davidson County, Tennessee, conveyed to Roy L. Harmon, Jr., Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to the Bank of Tennessee (the "Lender"); and

WHEREAS, the undersigned was appointed Substitute Trustee, of record in Instrument No. 20110317-0021161 Register's Office for said County by the owner and holder of the Note by an instrument of record in Instrument No. 20070323-0035387, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean, Davidson A.M., (newspaper) on April 1, 2011, April 8, 2011 and April 15, 2011; and

WHEREAS, the Lender, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, on the property commonly known as 1102 Pennock Avenue, Davidson County, in Nashville, Tennessee at 10:00 a.m. on April 26, 2011, and Kudzu Real Estate, Inc., a corporation, (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property for the sum of THIRTY THREE THOUSAND FIVE HUNDRED DOLLARS and 00/100 ($33,500.00).

NOW, THEREFORE, Ashley S. Rudy, Esq. in her capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, her successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTHERLY PART OF LOT NO. 25 ON THE PLAN OF CRUTCHER BROTHER'S PLAN, OF RECORD IN BOOK 161, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY FRONTS 50 FEET ON THE WESTERLY MARGIN OF PENNOCK AVENUE AND EXTENDS BACK 150 FEET ON THE NORTHERLY LINE AND 150 FEET ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR MEASURING 49 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WILSON ENTERPRISES, INC., A TENNESSEE CORPORATION TO WILLIAM NEAL HARGROVE AND WIFE, TRACEY HARGROVE AS RECORDED ON THE 22ND DAY OF DECEMBER, 2000 IN INSTRUMENT NO. 20001222-0125585, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Ashley S. Rudy, Esq. as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, her successors and assigns, against the lawful claims of all persons claiming by, through or under her, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3rd day of May, 2011.

Ashley S. Rudy, Substitute Trustee

Subscribed and sworn to before me on this 3rd day of May, 2011.

Notary Public

My Commission Expires: 7/7/2014

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014