New Owner !

SEND TAX BILLS TO:
Wise Group, Inc.
Attn: Alan R. Wise
321 Bournemouth Lane
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans:T20110030678 DEEDTRS
Recvd: 05/23/11 15:13 8 pgs
Fees:43.00 Taxes:4995.00
20110523-0039460

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust, Assignment of Leases and Security Agreement dated May 27, 2005, of record as Instrument No. 20050606-0064068, Register's Office for Davidson County, Tennessee, H. Group, L.L.C., conveyed to Randall Clemons, Trustee, certain real property hereinafter described; and

WHEREAS, said Deed of Trust was modified by Modification of Deed of Trust, dated October 30, 2006, of record as Instrument No.: 20061103-0137339, Register's Office for Davidson County, Tennessee, to which reference is hereby made; and

WHEREAS, the conveyance was made for the purpose of securing the payment to Wilson Bank & Trust of an indebtedness therein set out and described; and

WHEREAS, said Deed of Trust was assigned to Alan R. Wise by Assignment dated February 15, 2011, and of record as Instrument No. 20110223-0014899, Register's Office for Davidson County, Tennessee; and

WHEREAS, the original Trustee has tendered his resignation; and by Appointment of Substitute Trustee, dated November 16, 2010, of record as Instrument No. 20101118-0092193, Register's Office for Davidson County, Tennessee, all of the rights, powers and privileges of the original Trustee, as named in the Deed of Trust, were vested unto the undersigned, Gregory S. Gill, Substitute Trustee; and

WHEREAS, acting pursuant to the demand made by Alan R. Wise, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the

Deed of Trust and the Appointment of Substitute Trustee, Gregory S. Gill, Substitute Trustee, duly advertised and sold the property hereinabove described at the northwest entrance door of the Register of Deeds Office in Nashville, Davidson County, Tennessee, on April 25, 2011, at 11:50 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to Wise Group, Inc., a Tennessee corporation, at and for the sum of One Million, Three Hundred Fifty Thousand ($1,350,000.00) Dollars, the receipt of which is hereby acknowledged.

NOW, THEREFORE, I, Gregory S. Gill, Substitute Trustee, have this day bargained and sold, and by these presents do hereby transfer and convey unto Wise Group, Inc., a Tennessee corporation, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

PARCEL 1 (Map & Parcel 087-00-0-050.00):
Property located in the 12th Councilmanic District of Davidson County, Tennessee, being Parcel 050 on Davidson County Property Map 087 and being more particularly described according to a Boundary Survey prepared by Wamble & Associates, PLLC dated July 15, 2003, as follows:

Beginning at an iron rod (old) at a fence corner post on the North boundary of property conveyed to Madge S. Barham, Trustee as of record in Instrument Number 200210150126486, R.O.D.C., Tennessee, said iron rod being the southeast corner of property conveyed to F. G. Worrell as of record in Deed Book 3816, page 688, R.O.D.C., Tennessee, said iron rod also being 385 feet east of the east margin of New Hope Road (50' R.O.W.) and the southwest corner of the herein described property; thence, following the east boundary of said Worrell property North 10° 11' 23" East, 208.76 feet to an iron pipe (old) at a fence corner post, said iron pipe being the northeast corner of said Worrell property and an eastern corner of property conveyed to Bettye Klein Holland as of record in Instrument Number 200106080060833, R.O.D.C., Tennessee; thence, following the east boundary of said Klein Holland property North 10° 45' 00" East, passing through an 8-inch Ash tree at 258.5 feet and continuing for a total distance of 268.60 feet to a point in the centerline of Dry Fork Creek; thence, following said centerline as follows: North 83° 50' 20" East, 24.29 feet to a point; thence, South 86° 30' 40" East, 36.46 feet to a point, thence, North 74° 59' 55" East, 39.73 feet to a point; thence, North 71° 56' 11" East, 23.62 feet to a point; thence, South 68° 48' 59" East, 40.52 feet to a point; thence, South 46° 21' 42" East, 34.04 feet to a point; thence, South 44° 48' 52" East, 58.48 feet to a point; thence, South 46° 04' 40" East, 14.58 feet to a point; thence, leaving said centerline and following the east boundary of property conveyed to

Donald Ray McPeak, as of record in Instrument Number 200010050099191, R.O.D.C., Tennessee as follows: North 07° 43' 36" East, 258.87 feet to an iron rod (new); thence, North 06° 22' 18" East, 304.00 feet to an iron rod (old), said iron rod being the northeast corner of said McPeak property and the southeast corner of property conveyed to Vincent R. Moffatt and wife, Tamara A. Moffatt as of record in Deed Book 8111, page 87, R.O.D.C., Tennessee; thence, following the east boundary of said Moffatt property and the east boundary of property conveyed to Samuel Dennis Edwards and wife, Nancy Lane Edwards as of record in Deed Book 7156, page 642, R.O.D.C., Tennessee, North 05° 40' 58" East, 540.74 feet to an iron rod (old); thence, continuing with said Edwards property North 06° 08' 20" East, 234.27 feet to a fence corner post, said post being the southwest corner of property conveyed to Stephen K. Felts and wife, Susan S. Felts, Trustees as of record in Instrument Number 200005310054024, R.O.D.C., Tennessee; thence, following the south boundary of said Felts, Trustees property and a fence South 83° 08' 59" East, 812.24 feet to an iron rod (old) in the fence, said iron road being the northwest corner of property conveyed to Angela T. Baldini as of record in Instrument Number 200006140059200, R.O.D.C., Tennessee; thence leaving said Felts, Trustees property and the fence and following the west boundary of said Baldini property as follows: South 14° 02' 15" West, 1092.05 feet to an iron rod (old) in a fence; thence South 23° 20' 47" West, 607.67 feet to an iron rod (old) at a fence corner post; thence, North 57° 27' 59" West, 232.41 feet to an iron rod (old) at a fence corner post; thence, South 36° 24' 29" West, 221.90 feet to an iron bar (old) at a fence corner post; thence, North 89° 52' 53" West, 162.16 feet to an iron pipe (old); thence, North 81° 51' 18" West, 215.34 feet to an iron rod (old), said iron rod being the northeast corner of the aforementioned Madge S. Barham, Trustee property; thence, following said Barham, Trustee property North 81° 48' 23" West, 68.14 feet to the point of beginning.

Containing 1,264,092 square feet or 29.02 acres.

The herein described property is subject to a 12 foot R.O.W. easement over an existing gravel drive from North New Hope Road as of record in Deed Book 6284, page 260, R.O.D.C., Tennessee.

And

PARCEL II (Map & Parcel 087-00-0-180.00):
Land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the southeast corner of Cluster Loawson property and a northeast corner of Harold M. Hiza property, said iron pin being 208.91 feet from the easterly margin of New Hope Road; thence with Lawson's existing property line N. 03° 04' 35" 220.12 feet to an iron pin; thence S. 86° 46' 49" E. 171.11 feet to a point; thence S. 85° 46' E. 68.14 feet to an iron pin; thence S. 47° 01' 25" E. 68.00 feet to an iron pin; thence N. 86° 03' W. 19.78 feet to an iron pin; thence N. 86° 41'

38" W. 126.93 feet to an iron pin; thence S. 01° 30' 46" W. 148.84 feet to a point; thence S. 47° 01' 25" W. 28.75 feet to an iron pin; thence N. 88° 15' W. 29.45 feet to the point of beginning, containing 0.43 acres, more or less.

Being the same property conveyed to **Hermitage Developers, Inc.**, a Tennessee corporation, by deed dated May 27, 2005, from Madge Spencer Barham, Trustee U/A/D October 14, 2002 of the Madge Spencer Barham Revocable Living Trust Agreement, and of record in Instrument No. 200506060064066, Register's Office for Davidson County, Tennessee.

PARCEL III-A & B (Map & Parcel 087-00-0-051.00 and 087-00-0-114.00: Land lying in the Davidson County, Tennessee, and being described according to survey entitled "Judy Plemons, Carolyn Short, Larry Eakes, III, and Joseph Lawson A Property Line Survey" dated July 15, 1996, by Benny M. Cantrell, Registered Surveyor, Tennessee No. 1638, and being more particularly described according to said survey as follows:

Beginning at a point in the easterly right-of-way of New Hope Road, said point being the southwesterly corner of the property herein conveyed and the northwesterly corner of a 12 ft. wide easement serving the property of F. G. Worrell of record in Book 3816, Page 688, Register's Office for Davidson County, Tennessee, thence leaving the margin of New Hope Road and along the northerly margin of said 12 ft. wide easement S 81 deg 58' 21" E, 180.115 feet to a point; thence along Worrell's west line N 9 deg 40' 29" E. 177.39 feet to an iron; thence along Worrell's northerly line S 85 deg 16' 21" E. 202.41 feet to an iron pipe in Barham's line; thence along Barham's west line N 7 deg 53' 12" E. 267.29 feet to a point in the centerline of Dry Fork Creek; thence leaving Barham's westerly line with the southerly line of property conveyed to George M. Jackson by Deed of record in Book 3995, Page 744, Register's Office for Davidson County, Tennessee, and the meanders of Dry Fork Creek the following calls; S 79 deg 51' 21" W 78.80 feet to a point; S 58 deg 25' 51" W. 47.00 feet to a point S 84 deg 04' 51" W. 42.50 feet to a point; S 75 deg 21' 21" W. 43.50 feet to a point; S 58 deg 42' 21" W. 60.50 feet to a point; S 73 deg 28' 51" W, 80.00 feet to a point; thence N 82 deg. 50' 39" W. 99.81 feet to a point in the easterly right-of-way line of New Hope Road; thence leaving said creek with the easterly right-of-way line of New Hope Road S 3 deg 15' 00" W. 302.675 feet to an iron pipe and the point of beginning. Containing 2.505 acres, more or less.

And

PARCEL III-C (Map & Parcel 087-00-0-052.00):
Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey of J. R. Wauford & Co., Engineers, dated September 1, 1958, as follows:

Beginning at an iron pin on the easterly margin of the New Hope Road, 314.1 feet north of the southwest corner of the Pulley property said southwest corner of the Pulley property being the northwest corner of the Carver property; thence northerly

along the east boundary of said new Hope Road 7 deg 15' west 208.71 feet to an iron pin; thence north 82 deg 45' east 208.71 feet to an iron pin; thence south 7 deg 15' east 208.71 feet to an iron pin; thence south 82 deg 45' West 208.71 feet to the point of beginning and containing 1 acre.

Being the same property conveyed to **Hermitage Developers, Inc.** by quitclaim deed from Bettye Klein a/k/a Bettye Klein Holland and husband, James D. Holland dated May 20, 2005, and of record in Instrument No. 200506060064067, Register's Office for Davidson County, Tennessee. Further reference is made to deeds of record in Instrument No. 20010608-0060832 and in Instrument No. 20010608-0060833, said Register's Office.

PARCEL IV (Map & Parcel 087-00-0-0051.03):
Being a tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated September 6, 1964, as follows:

Beginning at an iron pin at the southwest corner of the herein conveyed property, said pin being located North 7° 15' West 534.81 feet (and with the easterly margin of New Hope Road), thence North 82° 45' East 180 feet from the extreme southwest corner of the remaining lands of the grantor; thence North 7° 15' West 208.71 feet to an iron pin; thence North 82° 45' East 208.71 feet to an iron pin; thence South 7° 15' East 208.71 feet to an iron pin; thence South 82° 45' West 208.81 feet, to the point of beginning, containing 1 acre, and being bound on the north, east, south and west by remaining lands of the grantor, together with a right-of-way easement, 12 feet wide, extending across the remaining lands of the grantor from the easterly margin of New Hope Road to the westerly line of the above described property and set out as follow: Beginning at a corner post in the easterly margin of New Hope Road, North 7° 15' West 562.81 feet from the southwest corner of the remaining lands of the grantor; thence the following calls and distances to the point of beginning: North 82° 45' East 180 feet, North 7° 15' West 12 feet, South 82° 45' West 180 feet and South 7° 15' East 12 feet.

Being the same property conveyed to **Hermitage Developers, Inc.**, a Tennessee corporation by deed from F. G. Worrell, dated April 29, 2005, of record in Instrument No.20050510-0052713, Register's Office for Davidson County, Tennessee.

PARCEL V (Map & Parcel 087-00-0-011.00):
Tract 1: Land in the 4th Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron pin, Andy Kent and E. C. Binkley's corner, running north on New Hope Road 100 feet to an iron pin, E. C. Binkley's corner; thence running west 250 feet to an iron pin, E. C. Binkley's corner; thence running South 863.4 feet to an iron pin, E. C. Binkley's corner and Cordell Kent's line; thence running east with Cordell Kent's line, 250 feet to an iron pin, Cordell Kent's corner, thence running north with Cordell Kent's and Andy Kent's lines, 753.8 feet to an iron pin, the point of beginning containing 5 acres, more or less.

Tract 2: Being in the 4th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Buford Winn, Engineer, July 17, 1950, as follows: Beginning at an iron pin, center line of New Hope Road and Ben K. Binkley property, running North 6° 3' East 600 feet along center line of New Hope Road to intersection of E. C. Binkley property and New Hope Road center line; thence running North 83° 42' West 243.75 feet fence post on northwest corner of Ben K. Binkley property; thence South 6° 42' West 600 feet to an iron in, Ben K. Binkley's corner; thence South 85° 30' East 250.02 feet to an iron pin, the point of beginning, containing 3.40 acres, more or less.

Tract 3: Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey by Robert H. Heads, Engineer, dated May 22nd, 1956, as follows:

Beginning at a point in the center line of New Hope Road, said point begin the northeast corner of the property conveyed to Ben K. Binkley by deed of record in Book 2147, page 89, Register's Office for Davidson County, Tennessee, and thence with Ben K. Binkley's North line North 83° 42' West 243.75 feet to a post; thence North 6° 42' West 291.8 feet to a point; thence South 84° 28' East 242.3 feet to a point in the center line of New Hope Road; thence with said center line South 6° 03' West 297.9 feet to the beginning; containing 1.6 aces, more or less.

Being the same property conveyed to **Hermitage Developers, Inc.** by deed from quitclaim deed from Dwight Holland and wife, Bettye Klein Holland, dated December 9, 2002, and of record in Instrument No. 20021231-0162618, Register's Office for Davidson County, Tennessee.

INCLUDED in the above, but specifically excluded therefrom are the following lots, to-wit: Lot No. 102, Lot No. 103, Lot No. 104, Lot No. 107, Lot No. 108, Lot No. 109, Lot No. 113, Lot No. 118, Lot No. 114, Lot No. 115, Lot No. 116, Lot No. 117, Lot No. 119, Lot No. 120, Lot No. 121, Lot No. 122, Lot No. 123, Lot No. 124, Lot No. 133, Lot No. 136 and Lot No. 137 on the final plat of Aarons Cress, a Cluster Lot Development, Phase 1A, filed for record as Instrument 20061219-0156396, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Wise Group, Inc., a Tennessee corporation, in fee simple, forever.

I further transfer, assign and convey unto Wise Group, Inc., a Tennessee corporation, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise.

This conveyance is made subject to any prior mortgages of record in the Register's Office for Davidson County, Tennessee, as well as the following: plat of record as Instrument No. 20070910-0108427; Plat of record as Instrument No. 20061219-0156396; restrictions of record in Instrument No. 20060131-0012116; storm water easement of record in Instrument No. 20060517-0058051; sign monument easement agreement of record in Instrument No. 20091207-0111769; and release of easement of record in Instrument No. 20070412-0044297; all of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY SIGNATURE hereto this 19th day of May, 2011.

GREGORY S. GILL, Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF WILSON }

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, Gregory S. Gill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND this 19th day of May, 2011.

NOTARY PUBLIC
My Comm. Exp.: 04 / 05 /20 15

KELLY M. CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $1, 350,000.00.

Alan R Wise

AFFIANT

SWORN AND SUBSCRIBED to before me this 19th day of May, 2011.

Kelly M. Clemmons

NOTARY PUBLIC

My Comm. Exp.: 04/05/2015

KELLY M. CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY