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 15:15 4 pgs
Fees:23.00 Taxes:1036.00
20110523-0039462

MAP 087 GROUP 00-0 PARCELS 067.00 and 138.00

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust, Assignment of Rents and Security Agreement dated May 27, 2005, of record as Instrument No. 20050608-0065545, Register's Office for Davidson County, Tennessee, Hermitage Developers, Inc., conveyed to Randall Clemons, Trustee, certain real property hereinafter described; and

WHEREAS, said indebtedness was further and additionally secured by a Deed of Trust date February 19, 2008, and recorded as Instrument No. 20080226-001880, Register's Office for Davidson, County, Tennessee; 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. 20110223-0014900, 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. 20101118-0092195, 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 12:00 p.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 Two Hundred Eighty Thousand ($280,000.00 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:

**TRACT NO. 1:**

Land in Davidson County, Tennessee, described as follows, to-wit: BEGINNING at a point in the North margin of Central Pike, the Southeast corner of property conveyed to Noah Johnson and wife. By deed of record in Book 1225, page 545, Register's Office for Davidson County, Tennessee, and running thence with the northerly margin of the Central Pike 80 feet, more or less, to a point; thence in a northerly direction 587 feet, 4 inches, to a point; thence in a westerly direction 290 feet, 6 inches, more or less, to a point in Herman Johnson's line; thence in a southerly direction with the said Herman Johnson's line 443 feet, 6 inches, to a point; thence in an easterly direction 224 feet to a point; thence in a southerly direction 170 feet to the beginning

**{This is improved property known as 4291 Central Pike, Hermitage, TN 37076}.**

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**TRACT NO. 2:**

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, dated April 16, 19____, as follows: BEGINNNG at a point on the northerly margin of Central Pike, the southeast corner of the property to Hubert Murray Sharp and wife, by deed from S. Howell Sharp and wife, of record in Book 1554, Page 593, Register's Office for Davidson County, Tennessee; thence with the eastern boundary line of said Hubert Sharp property, northwardly 587 feet 4

inches to Hubert Sharp's northeast corner; thence with the northern boundary line of said Hubert Sharp's property westwardly 290 feet 6 inches to Hubert Sharp's northwest corner, said point being in the eastern boundary line of the property conveyed to Herman Johnson; thence N 7½ deg. East 1716 feet 10 inches; thence South 85 deg. East 831 feet; thence South 5½ deg. West 2,088 feet to a point on the northerly margin of said Central Pike; thence with the northerly margin of said Pike; South 80 deg. West 326 feet and South 66 deg. West 270 feet, more or less, to the beginning, containing 40 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM are two tracts of property conveyed to Joseph Fiato and wife, Peggy Sue Fiato, by deeds of record in Book 5168, page 159 (Tract I), and Book 5294, page 524 (Tract II), both in the Register's Office for Davidson County, Tennessee; AND a tract of land conveyed unto Charles S. Haynes and wife, Carol B. Haynes, by deed of record as Instrument No. 20020722-0087527, as re-recorded as Instrument No. 20020730-0091384, in the Register's Office for Davidson County, Tennessee.

**{This is improved property known as 4307 Central Pike, Hermitage, TN 37076}.**

Being the same property conveyed to Hermitage Developers, Inc., a Tennessee corporation, by deed from Patricia Gilliam Hastings Daley f/k/a Patricia Gilliam Hastings, dated July 29, 2003, and of record in Instrument #20030813-0116395, Register's Office for Davidson County, Tennessee.

**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.

**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.

KELLY M. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**NOTARY PUBLIC**
My Comm. Exp.: 04/05/2015

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

**AFFIANT**

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

KELLY M. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**NOTARY PUBLIC**
My Comm. Exp.: 04/05/2015