BILL GARRETT, Davidson County
Trans:T20110033503 DEEDTRS
Recvd: 06/03/11 16:15 4 pgs
Fees:23.00 Taxes:2763.09
20110603-0042910

This Instrument Prepared By:
Joseph P. Rusnak
Tune, Entrekin & White, P.C.
Regions Center, Suite 1700
Nashville, TN 37238
(615) 244-2770

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map/Parcel Numbers:
F. Clay Bailey, Jr. 437 Westview Drive Nashville, TN 37205	Same	Map 115 Parcel 8

FOR AND IN CONSIDERATION of the sum of $746,780.20 which represents the balance owed under an Installment Deed Note in the original principal amount of $870,000.00 as well as the highest bid at the foreclosure sale held on May 27, 2011 at 2:00 p.m. at the front door of the courthouse in Davidson County, Tennessee pursuant to an appropriate notice of sale published in the Nashville Scene, a newspaper of general circulation, on May 5, 12, and 19, 2011, the undersigned, Joseph P. Rusnak, as substitute trustee, by written instrument recorded in the Register's Office for Davidson County, Tennessee, Instrument No. 20110429-0032907, under the power and authority vested in me by a deed of trust dated November 24, 2003 executed by 7201 Charlotte Avenue, LLC to Thomas C. Scott, Trustee and recorded as Instrument No. 20031125-0171065 in the Register's Office of Davidson County, Tennessee, I hereby quitclaim and convey unto F. Clay Bailey, Jr., and to F. Clay Bailey, Jr. as Executor of the Estate of Joanne G. Bailey, as tenants in common, their heirs and assigns, all of my right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

Land located in the Twenty-third Councilmanic District of Nashville, Davidson County, Tennessee on Charlotte Pike near River Road, being more particularly described as follows:

Beginning at an iron rod in the southerly right-of-way of Charlotte Pike at a northeasterly corner of Vastland Communities, LLC property of record as Instrument No. 20030612-0081572, Register's Office for Davison County, Tennessee;

Thence with said right-of-way as follows:

North 63 degrees 54 minutes 48 seconds East, 214.69 feet; Northeasterly with a curve to the left 64.03 feet to a concrete monument, said curve having a radius of 2,934.789 feet, a central angle of 01 degrees 15 minutes 00 seconds and a chord of 64.03 feet at North 63 degrees 17 minutes 18 seconds East; North 27 degrees 20 minutes 12 seconds West, 30.00 feet to an iron rod; Northeasterly with a curve to the left 703.90 feet, said curve having a radius of 2,904.789 feet, a central angle of 13 degrees 53 minutes 03 seconds and a chord of 702.18 feet at North 55 degrees 43 minutes 16 ½ seconds East; South 41 degrees 13 minutes 15 seconds East, 10.00 feet to a concrete monument; North 55 degrees 53 minutes 29 seconds East,419.34 feet to a concrete monument in the westerly boundary of A & H Subdivision of record in Plat Book 9700, page 911, Register's Office for Davidson County, Tennessee;

Thence with said Subdivision South 08 degrees 09 minutes 33 seconds West, 528.89 feet to an iron rod in the northerly right-of-way of Interstate I-40;

Thence with said Interstate right-of-way as follows:

South 38 degrees 56 minutes 52 seconds West, 438.51 feet; South 51 degrees 09 minutes 10 seconds East, 20.00 feet to a concrete monument; South 38 degrees 50 minutes 50 se conds West, passing a concrete monument 449.64 feet and continuing on, in all, 776.74 feet to an iron rod at a southeasterly corner of the above mentioned Vastland Communities, LLC property;

Thence with the boundary of said Vastland Communities, LLC property North 26 degrees 08 minutes 30 seconds West, 789.90 feet to the point of begining. Containing 15.982 acres, more or less, according to a survey conducted by Gresham Smith and Partners, John M. Duffer, surveyor, Tennessee RLS# 1431, dated 9/29/2003, Project No. 22812.00.

Being the same property conveyed to 7201 Charlotte Avenue, LLC by

Installment Deed from F. Clay Bailey, Jr. and wife, Joanne G. Bailey (now deceased), of record as Instrument No. 20031125-0171065, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements of record.

This is improved real property located at 7201 Charlotte Pike, Nashville, Tennessee.

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed on this 3 day of June 2011.

Joseph P. Rusnak, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $746,780.20.

Joseph P. Rusnak

Sworn & subscribed before me this 3rd day of June 2011.

TERESA H. HOBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

Teresa H. Hobbs
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa H. Hobbs, a Notary Public of said County, Joseph P. Rusnak, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of June 2011.

Teresa H. Hobbs
NOTARY PUBLIC

TERESA H. HOBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires AUG. 23, 2011

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