Address New Owner:	Tax Bills To:	Map/Parcel Number
Bank of Tennessee 2525 West End Avenue, Suite 1200 Nashville, TN 37203	Same	Map/Parcel Nos: 131080J00100CO 131080J00200CO
This instrument prepared by: Bradley Arant Boult Cummings, LLP (CSS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Fred Shanks and Brad Shanks, by Construction Deed of Trust, Assignment of Leases, Security Agreement and Fixture Filing dated July 9, 2007, of record as Instrument No. 20070803-0092323, as amended by that Amendment to Deed of Trust of record as Instrument No. 20091104-0101957, and that Second Amendment to Deed of Trust of record as Instrument No. 20110215-0012990 (as amended, the "Deed of Trust"), Register's Office for Davidson County, Tennessee, transferred and conveyed to Roy L. Harmon, Jr., Trustee, the property described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20110610-0044660, in said Register's Office;

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2011.

NOTARY PUBLIC
My Commission Expires: 8/23/2011

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

7/2652450.1
107083-000017

BILL GARRETT, Davidson County
Trans:T20110040711 DEEDTRS
Recvd: 07/07/11 11:18 4 pgs
Fees:23.00 Taxes:3700.00
20110707-0051991

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock ante meridian (11:00 a.m.), July 1, 2011, at the main door of the Davidson County Courthouse located at 1 Public Square in Nashville, Tennessee, when and where **BANK OF TENNESSEE**, a Tennessee banking corporation ("Grantee"), became the last and highest bidder for cash at the price of One Million and 00/100 Dollars ($1,000,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee, hereby conveys the Property to Grantee and Grantee's successors and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

This is improved property known as 1138 Granny White Court and 1140 Granny White Court, Nashville, Davidson County, Tennessee.

Words used herein indicating number or gender shall be read as context may require.

[Signatures on following page]

Dated this 1st day of July, 2011.

Charles S. Sanger, as Successor Trustee, and
not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 2011.

Barbara Kimmins
Notary Public
My Commission Expires: 8/23/2011

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

7/2652450.1
107083-000017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Granny White Court, of record in Plat Book 2854, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being further described as Lots A and B in the Master Deed Establishing a Horizontal Regime for Granny White Court, of record as Instrument No. 20080903-0090371.

Being the same property conveyed to Fred Shanks and Brad Shanks by deed of record in Instrument No. 20070803-0092322, said Register's Office.