BILL GARRETT, Davidson County
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Fees:28.00 Taxes:888.00
20110808-0060966

This Instrument Prepared By:
David W. Houston, IV
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Cornerstone Investments, Inc. 718 Thompson Lane Nashville, TN 37204	Cornerstone Investments 718 Thompson Lane Nashville, TN 37204	104-150-309.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Deed of Trust dated February 5, 2008, to R. Rick Hart, Trustee, executed by Grantor, as same appears of record as Instrument Number 20080208-0013154, as modified by that certain Assignment of Rents and Leases dated March 13, 2009, as same appears of record as Instrument Number 20090408-0031964, recorded in the Register's Office for Davidson County, Tennessee (the "Deed of Trust"); conveying certain real property to secure the payment of certain indebtedness described in the Deed of Trust,

WHEREAS, the entire indebtedness secured by the Deed of Trust is past due and unpaid; and

WHEREAS, as of July 6, 2011, at 5:00 p.m., there were no state or federal tax liens filed against Grantor in said Register's Office; and,

WHEREAS, Renasant Bank, as the beneficiary in the Deed of Trust and as the lawful owner and holder of the obligations secured by the Deed of Trust, removed R. Rick Hart as Trustee and appointed David W. Houston, IV as Successor Trustee by instrument of record in Instrument Number 20110623-0048386, said Register's Office; and

WHEREAS, David W. Houston, IV, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 12:00 noon (CDT) on Friday, August 5, 2011 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee to the highest and best bidder for cash; free from equity of redemption, statutory right of redemption, all current and future homestead exemption, curtesy and dower, appraisement and marshalling of liens and assets rights relating to the Property, elective or distributive share, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on July 15, 2011, July 22, 2011, and July 29, 2011, and noticed Grantor and all parties interested in accordance with the provisions of the Deed of Trust and applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of One Hundred Eighty-Two Thousand Two Hundred One Dollars and no/100 ($182,201.00) by Cornerstone Investments, Inc. (hereinafter referred to as the "Grantee") and the Property was sold to the Grantee for said amount.

NOW, THEREFORE, in consideration of the premises and sum of One Hundred Eighty-Two Thousand Two Hundred One Dollars and no/100 ($182,201.00) bid by the Grantee, David W. Houston, IV, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors, heirs and assigns, certain tracts or parcels of land and certain items of personalty situated in Davidson County, Tennessee, and described as follows:

See Attached Exhibit A

To have and to hold the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever.

It is the intention of the Successor Trustee only to convey to Grantee such title in the Property that he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey. Grantee acknowledges that the Successor Trustee sold the Property through statutory or judicial foreclosure and that the Successor Trustee has not occupied the Property and has no personal knowledge of its condition or whether or not any defects exist thereon. THE SUCCESSOR TRUSTEE DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

This sale is subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the liens of said Deed of Trust.

WITNESS my hand this 5th day of August, 2011.

David W. Houston, IV, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, David W. Houston IV, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of August, 2011.

KELLYE W. RAIGFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Kellye W. Raigford
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 14, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Eighty-Two Thousand Two Hundred One Dollars and no/100 ($182,201.00).

David W. Houston IV
Affiant

Sworn to and subscribed before me this 5 day of August, 2011.

KELLYE W. RAIGFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Kellye W. Raigford
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 14, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 240.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 8 DAY OF AUG. 2011
Deputy Register

EXHIBIT A

Being the easterly half of Lot No. 39 on the Plan of Belair Subdivision, recorded in Book 332, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Part of Lot No. 39 fronts 50 feet on the southerly side and West Linden Avenue and extends back 192 feet on the side lines to a near line measuring 50 feet thereon.

Being the same property conveyed to Brian Smith, by deed of record in Instrument No. 20080828-0013153, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2513 West Linden Avenue, Nashville, Tennessee.

Together with all rights, easements, appurtenances, hereditaments, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the Property; existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to, any extensions, renewals, modifications or replacements; rents, issues, and profits, including but not limited to, security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights and claims which Grantor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property; all proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property; all insurance proceeds; and all

goods that Grantor owns now or in the future and that are or will become fixtures related to the Property.