STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20110049018 DEEDTRS
Recvd: 08/10/11 12:48 3 pgs
Fees:18.00 Taxes:532.80
20110810-0061679

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Amy L. Wood

Subscribed and sworn to before me on this 8th day of August, 2011.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

This Instrument Was Prepared By:
Amy L. Wood
Rudy, Wood, Winstead & Williams, PLLC
1812 Broadway
Nashville, TN 37203

New Owner:	Send Tax Bills to:	Map-Parcel:
Bank of Tennessee	Bank of Tennessee	
301 East Center Street	301 East Center Street	92-13-362.00
Kingsport, Tennessee 37660	Kingsport, Tennessee 37660	92-13-367.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Mark A. Yarbrough and Tonya Yarbrough, acting individually and in their respective capacities as President and Secretary of Action Construction of TN, Inc., by Deed of Trust (the "Deed of Trust") dated October 30, 2007, of record, as Instrument Number 20071107-0131505, in the Register's Office for Davidson County, Tennessee, conveyed to Roy L. Harmon, Jr., Trustee, and thereafter to Amy L. Wood, as Successor Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Bank of Tennessee, a Tennessee state banking corporation; and

WHEREAS, Bank of Tennessee is the current owner, holder and beneficiary of said Note aforesaid, secured by the Deed of Trust aforesaid; and

WHEREAS, the undersigned was appointed Successor Trustee by the owner and holder of the Note by an instrument of record, Instrument Number 20110715-0054123, in the Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson County AM on July 15, 2011, July 22, 2011 and July 29, 2011; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front steps of the Davidson County Courthouse in Nashville, Tennessee on or about 11:00 a.m., August 5, 2011, and Bank of Tennessee being the highest and best bidders thereof, became the purchaser of said property for the sum of One Hundred Forty Four Thousand and 00/100 ($144,000.00) Dollars.

NOW, THEREFORE, Amy L. Wood, in her capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being Lot(s) 97 and the easterly 15 feet of Lot 98, as shown on the map entitled Map of Hortense Place, of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.
Said Lot No. 97 and part of Lot No. 98 front together 64 ½ feet on the northerly side of Nevada Avenue and run back between lines 150 feet to an alley measuring 65 feet thereon.

Being the same property conveyed to Action Construction of TN, Inc., by deed from William P. Edens, of record as Instrument Number 20041027-0129439, said Register's Office.

TRACT 2:
Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled Map of Hortense Place, of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot. No. 101 fronts 50 feet on the northerly side of Nevada Avenue, formerly Third Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tonya R. Edens and Mark A. Yarbrough, as joint tenants with rights of survivorship, by deed from William J. Groom and

spouse Dorothy D. Groom, of record as Instrument Number 20020912-0111203, said Register's Office.

Being property commonly known as 3302 and 3310 Nevada Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein.

The above described property is hereby transferred subject to any and all unpaid taxes, any matter on any applicable recorded plat, restrictions, easements and building setback lines, and to any prior or superior liens, judgments or Deeds of Trust.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 8th day of August, 2011.

Amy L. Wood, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 8th day of August, 2011, before me personally appeared Amy L. Wood, Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 8th day of August, 2011.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 9/3/12