BILL GARRETT, Davidson County
Trans:T20110082178 DEEDTRS
Recvd: 12/28/11 14:06 4 pgs
Fees:23.00 Taxes:1543.09
20111228-0101479

FROM: JAMES R. KELLEY
SUBSTITUTE TRUSTEE

TO: Quality Properties Asset Management Company
NEW OWNER

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No:
Quality Properties Asset Management Company 100 S. Charles Street Baltimore, MD 21201	Quality Properties Asset Management Company 100 S. Charles Street Baltimore, MD 21201	182060A30200CO 174110A39500CO 149150A42300CO
This instrument prepared by: Neal & Harwell, PLC 150 Fourth Avenue, North, Suite 2000, Nashville, Tennessee 37219		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $417,050.00.

AFFIANT

Subscribed and sworn to before me, this the 21st day of December, 2011.

NOTARY PUBLIC

GINGER M. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: May 8, 2012

SUBSTITUTE TRUSTEE'S DEED
(Davidson County, Tennessee)

WHEREAS, by a Construction Loan Deed of Trust, Assignment of Rents and Leases, and Security Agreement dated August 9, 2001, recorded August 16, 2001, of record as Instrument 20010816-0088548, Register's Office for Davidson County, Tennessee, as amended from time to time, including, but not limited to, the following:

That certain Amendment and Modification of Construction Deed of Trust dated October 27, 2006, recorded November 9, 2006, as Instrument 20061109-0139429, said Register's Office;

That certain Amendment and Modification of Construction Deed of Trust dated May 21, 2007, recorded June 13, 2007, as Instrument 20070613-0070910, said Register's Office;

That certain Amendment and Modification of Construction Deed of Trust dated September 13, 2007, recorded October 19, 2007, as Instrument 20071019-0124247, said Register's Office; and

That certain Amendment and Modification of Construction Deed of Trust dated October 18, 2007, recorded November 14, 2007, as Instrument 20071114-0133598, said Register's Office, hereinafter referred to collectively as the "Deed of Trust" wherein Greenvale Construction, LLC conveyed to Ron Suedekum, Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by a certain Revolving Construction Line of Credit and a Master Loan Agreement both dated September 17, 1999, as amended from time to time, which are fully described in the Deed of Trust, hereinafter referred to collectively as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Instrument 20111109-0087651, Register's Office for Davidson County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of Ron Suedekum, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed James R. Kelley, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, James R. Kelley, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:30 p.m., on December 21, 2011, at the front door of the Davidson County Metropolitan Courthouse, Plaza Entrance, One Public Square, Nashville, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in the Davidson A.M. insert of the *Tennessean*, a newspaper of general circulation in Davidson County, Tennessee, on November 25, December 2 and December 9, 2011; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Quality Properties Asset Management Company, an Illinois corporation, was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 12:45 p.m. by announcing that the Property had sold;

NOW, THEREFORE, the undersigned, James R. Kelley, Substitute Trustee, pursuant to the credit bid of Quality Properties Asset Management Company, acknowledges the credit in the amount of Four Hundred Seventeen Thousand Fifty Dollars ($417,050.00) against the indebtedness evidenced by the Note which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto

Quality Properties Asset Management Company, its successors and assigns, the following described real estate in Davidson County, Tennessee:

TRACT I

Land in Davidson County, Tennessee, being all of Lot No. 367 on the Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, as shown by plat appearing of record in Instrument No. 20060420-0045296, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the property conveyed to Greenvale Construction, LLC, from Old Hickory Hills, LLC by Warranty Deed of record in Instrument No. 20061109-0139428, Register's Office for Davidson County, Tennessee.

This is improved property known as 8860 Cressent Glen Court, Antioch, Tennessee 37013.

TRACT II

Land in Davidson County, Tennessee, being all of Lot No. 137 on the Plan of Phase Six, Cambridge Forest, as shown by plat appearing of record in Instrument No. 20070430-0051165, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Greenvale Construction, LLC from Danco Property Investments, LLC by Warranty Deed of Record in Instrument No. 20070613-0070909, Register's Office for Davidson County, Tennessee.

This is improved property known as 1717 Bridgecrest Drive, Antioch, TN 37013.

TRACT III

Lot 344 of Cane Ridge Farms Subdivision, Phase 6, Section 2, as shown on plat of record in Instrument No. 20060531-0063598, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20071019-0124246, said Register's Office.

This is improved property known as 3137 Skinner Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Quality Properties Asset Management Company, its successors and assigns, forever; and James R. Kelley, Substitute Trustee, does hereby transfer, assign, and set over unto Quality Properties Asset Management Company, all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

CONCURRENT with the sale of the herein referenced Property, James R. Kelley, Substitute Trustee, acting for and under the instruction of the secured party also conducted a sale under the Uniform Commercial Code of all the right, title and interest of Greenvale Construction, LLC in all of the personal property, Equipment and Rents located upon the Land or Premises or associated therewith (collectively referred to hereinafter as the "Personal Property"), pledged to Bank of America, N.A. as secured party, all as more particularly described in the Deed of Trust. Quality Properties Asset Management Company, being the highest and best bidder, did also purchase the personal property referenced herein, and James R. Kelley, Substitute Trustee acting for and under the instruction of the secured party, for the same good and valuable consideration, does by these presents hereby sell, transfer, assign and set over all of the secured party's right, title and interest in and to said personal property, but not further or otherwise.

IN WITNESS WHEREOF, the said James R. Kelley, Substitute Trustee, has executed this instrument on this the 21st day of December, 2011.

JAMES R. KELLEY
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Kelley, Substitute Trustee, the 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 in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee this the 21st day of December, 2011.

GINGER M. REEVES
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: May 8, 2012