BILL GARRETT, Davidson County
Trans:T20120009983 DEEDTRS
Recvd: 02/09/12 11:17 2 pgs
Fees:13.00 Taxes:2682.50
20120209-0011656

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
JAY ARBUDA INC 219 South Main Street Goodlettsville, TN 37072	SAME	025 04 0 100.00

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 25, 2004, of record in Instrument Number 20041029-0130187, Register's Office of Davidson County, Tennessee, FOX OIL & GAS COMPANY conveyed to OLDHAM & DUNNING, LLC, Sumner County, Tennessee, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on October 23, 2011, and postponed by announcement in compliance with TCA 35-5-101(f), and conducted on January 18, 2012, 10:00 a.m. at the South main door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned above, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to JAY ARBUDA INC, a Tennessee Corporation (hereinafter referred to as "Grantee") for the sum of $725,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of he premises and the payment by Grantee, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Oldham & Dunning, LLC, TRUSTEE, does hereby grant, bargain, sell and convey to the said Grantee, its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land, lying and being in the Tenth (10th) Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

BEGINNING at an iron pin on the west right-of-way of Dickerson Road, said iron pin being the common corner of Pan-Am Southern Corporation property and V.W. McCoy property; thence leaving said west right-of-way of Dickerson Road South 85° 31' West 150.00 feet to an iron pin; thence with an interior angle of 89° 20' North 3° 49' West 152.75 feet to an iron pin; thence with an interior angle of 89° 40' North 86° 31' East 150.00 feet to an iron pin on the west right-of-way of Dickerson Road along a curve having a radius of 11419.2 feet a distance of 150.00 feet to the point of beginning.

BEING the same property conveyed to Fox Oil and Gas Company by deed from ABL Concepts, Inc., a Tennessee Corporation of record in Instrument Number 20040330-0035413, Register's Office for Davidson County, Tennessee.

Fox Oil & Gas Company is also known as Fox Oil and Gas Company.

Property Address: 219 South Main Street, Goodlettsville, TN 37072. In the event of any discrepancy between the property address and the legal description, the legal description shall control.

Subject to any unpaid taxes, prior liens, easements and restrictions. Grantee will be responsible for payment of all back taxes and rollback taxes, if any. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee his/its heirs, successors and assigns, in fee simple forever, to whom the said OLDHAM & DUNNING, LLC TRUSTEE, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under it as such Trustee, but not further or otherwise. The Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

If applicable, the notice requirements of Tennessee Code Annotated 35-5-117 have been met.

IN WITNESS WHEREOF, the said Oldham & Dunning, LLC, TRUSTEE, has hereunto set its hand and seal on February 7, 2012.

Oldham & Dunning, LLC, Trustee

By Bruce N. Oldham, Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

On February 7, 2012, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, BRUCE N. OLDHAM, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Oldham & Dunning, LLC, the within named bargainor, a Limited Liability Company, and that as such Chief Manager, being authorized so to do, caused to be executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company, by himself as such Chief Manager.

WITNESS my hand and Notarial Seal at office the day and year above written.

Melinda Margaret Nichols
NOTARY PUBLIC
My Commission Expires: 05-20-2014

MELINDA MARGARET NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRUCE N. OLDHAM

SUBSCRIBED and sworn to before me on February 7, 2012.

Melinda Margaret Nichols
NOTARY PUBLIC

My Commission Expires: 05-20-2014

MELINDA MARGARET NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY