BILL GARRETT, Davidson County
Trans:T20120011998 DEEDTRS
Recvd: 02/17/12 11:56 5 pgs
Fees:28.00 Taxes:4902.50
20120217-0014133

Prepared By and Returnable to:
Bone McAllester Norton PLLC (kjr)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Dialysis Clinic, Inc. **1633 Church Street, Suite 500** **Nashville, TN 37203**	**New Owner**	**092-12-0-379.00,** **092-12-0-414.00,** **092-12-0-415.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated June 22, 2007, executed by John H. Chapman and wife Starr S. Chapman, to R. Larry Lovelace, Trustee, of record at Instrument No. 200706220075115, Register's Office for Davidson County; and

WHEREAS, Capital Bank, N.A., successor by merger to GreenBank, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming Sam J. McAllester III, David M. Anthony, C. Tucker Herndon, and Gregory G. Vick, as Substitute Trustees by an instrument of record at Instrument No. 20120111-0002803, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, in his capacity as Substitute Trustee and not Individually ("Substitute Trustee"), caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust and applicable law, providing notice and advertising that said property would be sold at 10:00 o'clock a.m., prevailing time on Monday, February 13, 2012 on the steps of the Davidson County Courthouse, Public Square, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, Sam J. McAllester, III, Substitute Trustee, personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of One Million Three Hundred Twenty-five Thousand and 00/100 Dollars ($1,325,000.00) by Dialysis Clinic, Inc., a Tennessee non-profit corporation (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of One Million Three Hundred Twenty-five Thousand and 00/100 Dollars ($1,325,000.00) cash in hand paid by the Buyer, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

TRACT NO. 1

Land in Davidson County, Tennessee, being part of Lot Nos. 95, 96 and 97 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, and further described according to a survey by Frank V. Neeley, R. L. S. #1493 of Sharondale Surveying Inc., dated December 9, 2004, more particularly described as follows:

Beginning at an iron pin located at Tennessee State Plane (NAD 83) grid coordinate North 664,056.48, East 1,733,101.31, said iron pin being located at the point of intersection of the southeast margin of Church Street with the northeast margin of 18th Avenue North; thence, with the southeast margin of Church Street, North 59 degrees 07 minutes 09 seconds East, 150.00 feet to a survey nail; thence leaving the southeast margin of Church Street, South 30 degrees 48 minutes 58 seconds East, 172.75 feet to an iron pin in the northwest margin of a twenty foot wide public alley (No. 379); thence, with the northwest margin of said twenty foot wide public alley (No. 379), South 59 degrees 07 minutes 09 seconds West, 150.00 feet to an iron pin in the northeast margin of 18th Avenue North; thence, with the Northeast margin of 18th Avenue North, North 30 degrees 48 minutes 58 seconds West, 172.75 feet to the point of beginning, containing 25,911 square feet (0.595 acres), more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being part of Lot No. 95 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, as more particularly described according to that survey by Frank V. Neeley, RLS # 1493, Sharondale Surveying, Inc., dated April 14, 2010, as follows:

Beginning at a survey nail set, said survey nail being North 59 degrees 07 minutes 09 seconds East, 100.00 feet from the point of intersection of the southeast margin of Church Street with the northeast margin of 18th Avenue North; thence with the southeast margin of Church Street, North 59 degrees 07 minutes 09 seconds East, 50.00 feet to a survey nail found; thence, leaving the southeast margin of church street, South 30 degrees 48 minutes 58 seconds East, 172.75 feet to a survey nail found in the northwest margin of a twenty foot wide public alley; thence, with the northwest margin of said twenty foot wide public alley, South 59 degrees 07 minutes 09 seconds West, 50.00 feet to an iron pin set; thence, leaving the northwest margin of said twenty foot wide public alley, north 30 degrees 48 minutes 58 seconds west, 172.75 feet to the point of beginning, containing 8,637 square feet, (0.198 acres).

Being part of the same property conveyed to John H. Chapman and wife, Starr S. Chapman by deed dated June 20, 2007 from Spiva-Bill Church Street Partners, a

Tennessee general partnership, of record in Instrument No. 20070622-0075114, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

Land in Davidson County, Tennessee, being part of Lot Nos. 78 and 79 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, and further described according to a survey by Frank V. Neeley, R. L. S. #1493 of Sharondale Surveying Inc., dated December 9, 2004, more particularly described as follows:

Beginning at an iron pin located at Tennessee State Plane (NAD 83) grid coordinate North 663,736.37, East 1,733,292.26, said iron pin being located at the point of intersection of the northwest margin of Hayes Street with the northeast margin of 18th Avenue North; thence, with the northeast margin of 18th Avenue North, North 30 degrees 48 minutes 58 seconds West, 180.00 feet to an iron pin, said iron pin being located at the point of intersection of the northeast margin of 18th Avenue North and the southeast margin of a twenty foot wide public alley (No. 379); thence, leaving the northeast margin of 18th Avenue North with the southeast margin of said twenty foot wide public alley (No. 379), North 59 degrees 07 minutes 09 seconds East, 100.00 feet to an iron pin; thence, leaving the southeast margin of said twenty foot wide public alley (No. 379), South 30 degrees 48 minutes 58 seconds East, 180.00 feet to an iron pin in the northwest margin of Hayes Street; thence, with the northwest margin of Hayes Street, South 59 degrees 07 minutes 09 seconds West, 100.00 feet to the point of beginning, containing 18,000 square feet (0.413 acres), more or less.

Being part of the same property conveyed to John H. Chapman and wife Starr S. Chapman by deed of record in Instrument No. 200706220075114, Register's Office for Davidson County, Tennessee.

The street address of Tract 1 is believed to be 1721 Church Street, Nashville, Davidson County, Tennessee. The street address of Tract 2 is believed to be 1716 Hayes Street and 1718 Hayes Street, Nashville, Davidson County, Tennessee. Such addresses are not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

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

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed

of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, its successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD "AS IS," "WHERE IS" AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 17th day of February, 2012.

Sam J. McAllester, III
Substitute Trustee, and not Individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Sam J. McAllester, III, Substitute Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

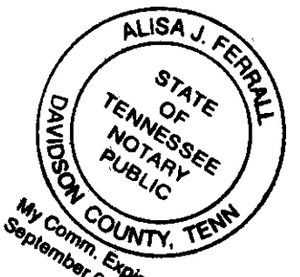
WITNESS my hand, at office this 17th day of February, 2012.

NOTARY PUBLIC

SHERRIN M. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-5-14

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)



The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00.

AFFIANT

Subscribed and sworn before me on this 15 day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 09/09/2014