THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, 305 Fourteenth Avenue, North, Nashville, Tennessee 37203

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Terry W. Woodall 4254 Gourley Road Pegram, Tennessee 37143	Same	Map 075-09-0 Parcel 261.00

WHEREAS, Jimmie A. Turner, by deed of trust (the "Deed of Trust") dated June 19, 2008, transferred and conveyed to Hugh M. Queener, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20080626-0065633, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Substitute Trustee being of record in Instrument No. 20111104-0086043, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, as published in the Davidson A.M. newspaper on February 24, 2012, March 2, 2012 and March 9, 2012, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on March 29, 2012, at the front door of the Bridgestone Arena (formerly Sommet Center) 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, when and where Terry W. Woodall ("Grantee"), became the last and highest bidder for cash at the price of Seventy-Five Thousand One Hundred ($75,100.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Substitute Trustee, hereby conveys the Property to the Grantee, Terry W. Woodall, and the Grantee's heirs, representatives and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, representatives and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

BILL GARRETT, Davidson County
Trans:T20120023233 DEEDTRS
Recvd: 03/30/12 11:51 3 pgs
Fees:18.00 Taxes:277.87
20120330-0027118

Dated this 29th day of March, 2012.

LARRY D. CRAIG, as Substitute Trustee, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, Substitute Trustee, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 03-04-13

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,100.00.

AFFIANT

Subscribed and sworn to before me this 29th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 03-04-13

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being described according to a survey made by James L. Murphy, Jr., Surveyor, dated June 30, 1967, as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, the same being 25 feet South of the center line of Plantation Drive, as extended; thence North 75 deg. 15' East, 161.7 feet, to an iron pin; thence South 16 deg. 05' East, 70 feet, to an iron pin; thence South 75 deg. 10' West, 161.4 feet, to an iron pin in the easterly margin of Old Hickory Boulevard; thence North 16 deg. 15' West along the easterly margin of said Old Hickory Boulevard, 70 feet, to the point of beginning.

Being the same property conveyed to Jimmie A. Turner by Special Warranty Deed dated June 1, 1990, from Robert T. Cochran, Jr., Co-Trustee, and William S. Cochran, Co-Trustee, of record in Book 8121, Page 637, as re-recorded in Book 9709, Page 547, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated June 1, 1990, from First American National Bank of Nashville, Special Trustee, of record in Book 8121, Page 642, Register's Office for Davidson County, Tennessee. Jimmie A. Turner is one and the same person as Jimmie A. Turner, Jr.

INCLUDED in the above described property but specifically EXCLUDED therefore is that portion of property granted to the State of Tennessee by Agreed Judgment of record in Book 6078, Page 968, Register's Office for Davidson County, Tennessee.

This is improved commercial property with a common address of 4900 Old Hickory Boulevard, Hermitage, Tennessee 37076 and is not an owner occupied residence.

Map 075-09-0, Parcel 261.00