This instrument prepared by: AJ Sharenberger, III, P.O. Box 56, Elmwood, TN 38560

Address New Owner and Send tax bills to:
Mark A. Calvetti and Ronnie Smith
1900 ~~Woodsong~~ Point Wood Song Point
Mt. Juliet, TN 37122

Map-Parcel Numbers:
09500000400
1815 Lebanon Road
Nashville, Tennessee

TRUSTEE'S DEED

This instrument made and entered into by and between A.J. Sharenberger, III, Successor Trustee and the herein described Grantee.

John M. Maynard and Katherine Ann Maynard ("Grantors") entered into a certain Deed of Trust of record in Instrument No. 20080606-0058124 in the Register's Office for Davidson County, Tennessee (the "Deed of Trust") as corrected in 2008125-0117798 conveying to R. Larry Lovelace as Trustee an interest in and to the hereinafter described property to secure the repayment of a Note described in said Deed of Trust, which Note is presently held and owned by Capital Bank, N.A. as successor by merger to Greenbank, and

WHEREAS, demand has been made for the payment of the aforesaid Note secured by the above-described Deed of Trust which Note is in default; and the owner and holder of said Note has demanded that the property be advertised and sold in accordance with the terms of said Note and of the Deed of Trust; and

WHEREAS, Capital Bank, N.A. has appointed A.J. Sharenberger, III as Successor Trustee by instrument of record in Instrument no. 20120501-0037259 said Register's Office.

WHEREAS, notice of the right to foreclose under T.C.A. Section 35-5-117 is not required for the sale of this commercial property not occupied as the principal residence of the Grantors;

WHEREAS, Successor Trustee did, by three successive weekly publications in the Nashville City Paper newspaper advertise said property to be sold on May 29, 2012, and pursuant to said publication, on said date, during legal hours, offered said property for sale at the at the sidewalk entrance to the Davidson County Register of Deeds, 501 Broadway, Nashville, Tennessee after requesting competitive bids and receiving those that were offered, sold said property, to the extent herein described, to the hereinafter described Grantee, its heirs, successors and assigns, at the sum of $57,000.00 Dollars, this being the highest, last and best bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the aforementioned bid, the receipt of which is hereby acknowledged, the undersigned Trustee has bargained and sold in bar of all right or equity of redemption, and by these presents transfers and conveys to Mark A. Calvetti and Ronnie Smith as tenants in common (the "Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County Tennessee, (the "Property") as follows:

Land in Davidson County, Tennessee described as:

BILL GARRETT, Davidson County
Trans:T20120039789 DEEDTRS
Recvd: 05/31/12 09:43 3 pgs
Fees:18.00 Taxes:210.90
20120531-0047036

Beginning at an iron pin on the easterly margin of Lebanon Pike and the northeastern corner of the Caplenor Property, as of record in Instrument Number 20051007-0121128, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence N 43 degrees 29 minutes 08 seconds E, 126.03 feet along Lebanon Pike to a railroad spike;

(2) Thence leaving Lebanon Pike; S 15 degrees 10 minutes 54 seconds E, 153.43 feet along a private lane to a pipe;

(3) Thence leaving the private lane; S 45 degrees 01 minute 15 seconds W, 64.81 feet to an iron pin;

(4) Thence N 38 degrees 21 minutes 06 seconds W, 130.64 feet to the point of beginning, containing 12,464.15 square feet or 0.28 acres.

The above description was derived from a Boundary Survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes, R.L.S. #1728, dated July 17, 2006 and last revised April 30, 2008, as File Number 06109.

Being the same property conveyed to John M. Maynard by Instrument No. 2008060600058123, in the Register's Office for Davidson County, Tennessee and corrected in Instrument No. 20081205-0117797.

Map 09500000400 Property Addresses: 1815 Lebanon Road, Nashville, Tennessee

The property is sold in AS IS, WHERE IS physical condition. Said sale is subject to any and all unpaid ad valorem property taxes (plus penalty and interest) that may be a lien against the Property. The sale may also be subject to such other prior restrictive covenants, easements, set back lines, boundary lines, building and zoning regulations, and matters which an accurate survey would disclose but only to the extent the same predated the deed of trust upon which this foreclosure is had and are entitled to take priority over the deed of trust upon which this foreclosure is had and not otherwise. This enumeration of possible encumbrances is not intended to impair the priority of the lien of the Deed of Trust being foreclosed nor impair the title conveyed herein.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging, unto the Grantee, Grantee's heirs, successors and assigns, in fee simple forever and in bar of all right or equity of redemption. Successor Trustee transfers, assigns and sets over unto Grantee all of the covenants and warranties contained in the aforesaid Deed of Trust in as full and ample manner as the Trustee has authority to transfer the same, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Deed.

A. J. Sharenberger, III, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public within and for the state and county aforesaid, personally appeared A. J. Sharenberger, III, Successor Trustee, with whom I am personally acquainted or proved on the basis of satisfactory evidence and who upon oath acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so, executed the foregoing instrument as Successor Trustee for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29 day of May, 2012.

Notary Public
My Commission Expires: 1/7/13

TERRY R. POLMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that he actual consideration for this transfer is $ 57,000.00

Affiant

SUBSCRIBED and sworn to before me, this the 29 day of May, 2012.

Notary Public My commission expires: 1/7/13

TERRY R. POLMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY