BILL GARRETT, Davidson County
Trans:T20120042499 DEEDTRS
Recvd: 06/08/12 11:51 5 pgs
Fees:28.00 Taxes:925.00
20120608-0050278

This Instrument Prepared By:
Brendi E. Kaplan, Esq.
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Numbers:
CIT Small Business Lending Corporation 1 CIT Drive Livingston, NJ 07039	CIT Bank Attn: Cary Proudian 1 CIT Drive Livingston, NJ 07039	**075-10-0-196.00**

SUCCESSOR TRUSTEE'S DEED

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust and Security Agreement dated April 3, 2008, executed by RMS Properties, LLC, a Tennessee limited liability company to R. L. Moore, Esq., Trustee, for the benefit of CIT Small Business Lending Corporation, of record as Instrument Number 20080506-0046504, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Brendi E. Kaplan was appointed Successor Trustee by CIT Small Business Lending Corporation, by an instrument of record at Instrument Number 20120120-0005881, Register's Office for Davidson County, Tennessee, with authority to act alone with the powers given the Trustee; and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as 4219 Lebanon Pike, Hermitage, Tennessee 37076, and described with greater particularity in Exhibit A, attached and incorporated by reference (hereinafter the "Real Property").

WHEREAS, CIT Small Business Lending Corporation is the owner and holder of the indebtedness secured by said Deed of Trust, and as such is authorized the above-referenced Successor Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, Brendi E. Kaplan, Successor Trustee, caused the Real Property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said Real Property would be sold at 11:00 A.M. on Tuesday, June 5, 2012, at the front door of the Historic Metro Courthouse, Davidson County, Tennessee, to be offered and sold to the highest, best and last bidder for cash, subject to any and all mortgages, liens, claims, rights, and unpaid taxes of

whatever nature which may be liens against the Real Property, and sold "As Is" concerning the condition of the Real Property; and

WHEREAS, the Successor Trustee personally appeared and offered the Real Property for sale at public outcry and the highest, best and last bid received was the sum of Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00) from **CIT SMALL BUSINESS LENDING CORPORATION** (hereinafter referred to as the "Grantee"), and said Real Property was offered and sold to the Grantee for said amount;

NOW, THEREFORE, in consideration of the premises, the sum of Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which were acknowledged, Brendi E. Kaplan, Successor Trustee, has this day bargained and sold and, by these presents, does transfer and convey the Real Property, as described above and in Exhibit A, to Grantee, its successors, and assigns.

TO HAVE AND TO HOLD the Real Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Successor Trustee conveys said Real Property subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. It is the intention of the Successor Trustee to convey to Grantee no greater title in the subject Real Property than she received as Successor Trustee.

This sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as a lien against the Real Property, and city and county taxes for the current year; 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 prior encumbrances that may exist against the Real Property. This sale is also subject to any matter that an accurate survey of the Real Property might disclose.

Notwithstanding anything to the contrary contained herein, it is expressly understood and agreed that the Real Property is sold, transferred and conveyed **"AS IS" AND "WHERE IS", AND WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE, AND THAT TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH**

RESPECT TO THE QUALITY, PHYSICAL CONDITIONS OR VALUE OF THE REAL PROPERTY, THE REAL PROPERTY'S HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THE PRESENCE OR ABSENCE OF CONDITIONS ON THE REAL PROPERTY THAT COULD GIVE RISE TO A CLAIM FOR PERSONAL INJURY, PROPERTY OR NATURAL RESOURCE DAMAGES; THE PRESENCE OF HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS OR WASTE, SUBSTANCES, CONTAMINANTS, OR POLLUTANTS ON, UNDER OR ABOUT THE REAL PROPERTY; OR THE INCOME OR EXPENSES FROM OR OF THE REAL PROPERTY.

Witness my hand this 7th day of June, 2012.

Brendi E. Kaplan, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Brendi E. Kaplan, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 3-8-16

SAUNDRA D. DUDEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires March 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $250,000.00.

Lisa Lamus
AFFIANT

Subscribed and sworn before me on this 7th day of June, 2012.

Saundra D. Dudek
NOTARY PUBLIC

My Commission Expires: 3-8-16

SAUNDRA D. DUDEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires March 8, 2016

EXHIBIT A

(Property Description)

Land in Davidson County, Tennessee, being Lot No. C9 on the Plan of Hermitage Estates "Parcel B" as recorded in Plat Book 3842, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. C9 fronts 100.00 feet on the southeasterly margin of Lebanon Road and extends back 199.55 feet on the southwesterly line and 199.46 feet on the northeasterly line to a line in the rear on which it measures 100.00 feet thereon.

Included in the above description, but specifically excluded therefrom is 60 square feet conveyed to the State of Tennessee, of record in Book 6453, page 420, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at the point of intersection of the James McPherson, Jr., et ux southwest boundary and the existing southeast margin of S. R. 24 (U.S. 70); thence southeastwardly 10 feet, more or less to a point; thence southwestwardly 6 feet more or less to a point; thence northwestwardly 10 feet, more or less to a point; thence with the margin of S. R. 24 (U.S. 70) 6 feet, more or less to the point of beginning and containing 60 square feet.

Being the same property conveyed to RMS Properties, LLC by Special Warranty Deed from MHR Management, Inc. (fka Mason Gravlee Enterprises, Inc.) and William G. West and wife, Edna C. West as of record at Instrument No. 20080506-0006503, Register's Office for Davidson County, Tennessee.