STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 200,000.00
Affiant
Subscribed and sworn before me this the
12 Day of June, 2012.
Brandi Weiss, Deputy Register

BILL GARRETT, Davidson County
Trans:T20120043321 DEEDTRS
Recvd: 06/12/12 13:09 4 pgs
Fees:23.00 Taxes:740.00
20120612-0051401

This Instrument Prepared By:
David W. Houston, IV
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Noble Properties, Inc. 718 Thompson Lane, Suite 108 Nashville, TN 37214	Noble Properties, Inc. 718 Thompson Lane, Suite 108 Nashville, TN 37214	105-010-156.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in that certain Open End Deed of Trust dated April 28, 2000, to R. Rick Hart, Trustee, executed by Chris G. Albert ("Grantor"), as same appears of record as Instrument Number 20000512-0047928, as modified by that certain Modification Agreement - Deed of Trust of record as Instrument Number 20010417-0037425, as further modified by that certain 2nd Amendment to Deed of Trust of record as Instrument Number 20030522-0069777, as further modified by that certain 3rd Modification to Deed of Trust of record as Instrument Number 20040608-0067557, as further modified by that certain 4th Modification to Deed of Trust of record as Instrument Number 20050405-0036980, as further modified by that certain Modification of Open End Deed of Trust of record as Instrument Number 20060310-0028162, as further modified by that certain Modification of Open End Deed of Trust of record as Instrument Number 20061227-0158682, as further modified by that certain Modification of Deed of Trust of record as Instrument Number 20070522-0060802, and as further modified by that certain Subordination Agreement of record as Instrument Number 20030811-0114265, all recorded in the Register's Office for Davidson County, Tennessee (collectively, the "Deed of Trust"); conveying certain real property to secure the payment of certain indebtedness described in the Deed of Trust,

WHEREAS, the entire indebtedness secured by the Deed of Trust is past due and unpaid; and

WHEREAS, as of May 9, 2012, at 5:00 p.m., there were no state or federal tax liens filed against Grantor in said Register's Office; and,

WHEREAS, Renasant Bank, as the beneficiary of the Deed of Trust and as the lawful owner and holder of the obligations secured by the Deed of Trust, removed R. Rick Hart as Trustee and appointed David W. Houston, IV as Successor Trustee by instrument of record in Instrument Number 20120425-0035580, said Register's Office; and

WHEREAS, David W. Houston, IV, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 12:00 noon (CDT) on Friday, June 8, 2012 at the main door of the Davidson County Courthouse, 1 Public Square,

Nashville, Tennessee to the highest and best bidder for cash; and free from homestead, curtesy and dower, appraisement, the marshalling of liens and assets related to the Property, and equitable and statutory rights of redemption, all of which are expressly waived in the Deed of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in the Tennessean on May 18, 2012, May 25, 2012 and June 1, 2012, and noticed Grantor and all parties interested in accordance with the provisions of the Deed of Trust and applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of One Hundred Eleven Thousand and One Dollars and no/100 ($111,001.00) by Noble Properties, Inc. (hereinafter referred to as the "Grantee") and the Property was sold to the Grantee for said amount.

NOW, THEREFORE, in consideration of the premises and sum of One Hundred Eleven Thousand and One Dollars and no/100 ($111,001.00) bid by the Grantee, David W. Houston, IV, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors, heirs and assigns, certain tracts or parcels of land situated in Davidson County, Tennessee, and described as follows:

See Attached Exhibit A

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever.

It is the intention of the Successor Trustee only to convey to Grantee such title in the Property that he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey. Grantee acknowledges that the Successor Trustee sold the Property through statutory or judicial foreclosure and that the Successor Trustee has not occupied the Property and has no personal knowledge of its condition or whether or not any defects exist thereon. THE SUCCESSOR TRUSTEE DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

[THE REST OF THIS PAGE IS LEFT INTENTIONALLY BLANK.]

This sale is subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of said Deed of Trust.

WITNESS my hand this 11th day of June, 2012.

David W. Houston, IV, Successor Trustee

David W. Houston, IV, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, David W. Houston, IV, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of June, 2012.

Rebecca A. Alford
NOTARY PUBLIC

REBECCA A. ALFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

My Commission Expires: May 3, 2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Eleven Thousand and One Dollars and no/100 ($111,001.00).

Alisa C Peters
Affiant

Sworn to and subscribed before me this 11th day of June, 2012.

Rebecca A. Alford
NOTARY PUBLIC

REBECCA A. ALFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

My Commission Expires: May 3, 2016

EXHIBIT A

Being Lot No. 51 on the Plan of B.F. Shield's Heirs Addition to Nashville, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chris G. Albert, unmarried, by deed from Shug L. Mauldin and Kathleen M. McGraw, both unmarried, of record in Book 11687, page 207 and rerecorded Book 11702, page 720, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1007 15th Avenue South, Nashville, Tennessee.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the Property; proceeds of any award of claim for damages connected with a condemnation or other taking of all or any part of the Property; and all insurance proceeds.