ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
David J. Waynick, Trustee 200 Nashboro Boulevard Nashville, TN 37217	SAME	09800009700 (Parcel One) 142 040 (Parcel Two)

BILL GARRETT, Davidson County
Trans:T20120044411 DEEDTRS
Recvd: 06/15/12 12:59 3 pgs
Fees:18.00 Taxes:222.00

20120615-0052764

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 28, 2009 and signed on August 28, 2009, of record in Instrument No. 20090901-0082009, Register's Office of Davidson County, Tennessee, and also recorded in Book 166, Page 280, Register's Office of Fentress County, Tennessee, PATRICK NASH, AN UNMARRIED MAN, conveyed to OLDHAM & DUNNING, LLC, Sumner County, Tennessee, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on May 15, 2012, at on or about 10:30 a.m. at the South main door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to David J. Waynick, Trustee, with full power to sell, grant, lease, option, convey, encumber, and contract to sell and convey, the Trust Property, or any part or parts thereof, without the necessity of joinder by the Beneficiaries or any of them (hereinafter referred to as "Grantee") for the sum of $60,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of he premises and the payment by Grantee, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Oldham & Dunning, LLC, TRUSTEE, does hereby grant, bargain, sell and convey to the said Grantee, its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee (Parcel One) and Fentress County, Tennessee (Parcel Two), to-wit:

PARCEL ONE:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Surveyor, September 10, 1966, as follows: BEGINNING on the easterly margin of Earhart Road at a point 324.9 feet north of the northwest corner of the property conveyed to Herman F. Odum and wife, of record in Book 4183, Page 369, said Register's Office; thence S 85° 58' E, 1,483.9 feet; thence N 4° 27' E, 141.6 feet; thence N 85° 58' W, 1,552.86 feet to the easterly margin of Earhart Road; thence with the same S 18° 27' E, 177.10 feet to the beginning, containing 5.56 acres, more or less.

Being the same property conveyed to Patrick Nash by deed from Steven G. Waters, Substitute Trustee, dated August 28, 2009 and recorded September 1, 2009 in Instrument No. 20090901-0082008, Register's Office, Davidson County, Tennessee.

PARCEL TWO:

Tract 1: Lying and being in the Fourth Civil District of Fentress County, Tennessee about 21 miles from the Courthouse in Jamestown, Tennessee by way of U. S. Highway 127, Tennessee State Highway 62

and Muddy Pond Camp Ground Road and beginning at the southwest corner of the Joe Human and wife, Elizabeth Human Tract which is located about 400 feet east from the bridge crossing Big Hurricane Creek and running thence north about 3 degrees east 1,440 feet to the southeast corner of the J. C. Vaughn Tract; thence south about 87 degrees east 1,850 feet with the south lines of Joe C. Vaughn and Cordell Vaughn to a drain emptying into Rock Creek; thence with the meanders of Rock Creek about south 45 degrees west 1,500 feet; thence continuing with said branch westwardly about 700 feet to the beginning corner, containing 25 acres, more or less.

Tract 2: Lying and being in the Fourth Civil District of Fentress County, Tennessee about 21 miles from the Courthouse in Jamestown, Tennessee by way of U. S. Highway #127, Tennessee Highway #62 and Muddy Pond to Camp Ground Road and beginning at the Southwest corner of the Ethel Neely Tract which is located 400 feet east from the bridge crossing Big Hurricane Creek and running thence about South 85 degrees East approximately 800 feet to a set stone on the East margin of the ROCKY BRANCH; thence northwardly about 75 feet to the South line of the Gilbert Tract at the creek; thence Westwardly following the meanders of the creek about 800 feet to the East line of the Horace Vaughn Tract and thence South about 150 feet with the line of said Vaughn Tract to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Patrick Nash, a single person by deed from John Gilbert and wife, Bobby Runyon Gilbert, dated January 1, 1988 and recorded on June 2, 1988 in Deed Book P Series 6, page 674, Register's Office, Fentress County, Tennessee.

Property Address: PARCEL 1: 3181 Earhart Road, Hermitage, TN 37076 PARCEL 2: Campground Road, Clarkrange, TN 38553. In the event of any discrepancy between the property address and the legal description, the legal description shall control.

Subject to any unpaid taxes, prior liens, easements and restrictions. Grantee will be responsible for payment of all back taxes and rollback taxes, if any. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee his/its heirs, successors and assigns, in fee simple forever, to whom the said OLDHAM & DUNNING, LLC TRUSTEE, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under it as such Trustee, but not further or otherwise. The Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

If applicable, the notice requirements of Tennessee Code Annotated 35-5-117 have been met.

IN WITNESS WHEREOF, the said Oldham & Dunning, LLC, TRUSTEE, has hereunto set its hand and seal on June 8, 2012.

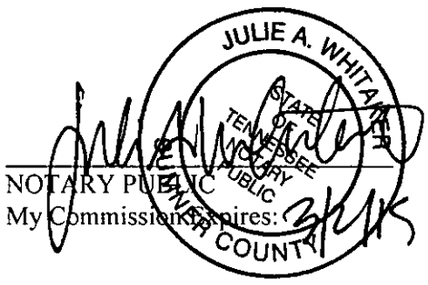
Oldham & Dunning, LLC, Trustee

By Bruce N. Oldham, Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

On June 8, 2012, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, BRUCE N. OLDHAM, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Oldham & Dunning, LLC, the within named bargainor, a Limited Liability Company, and that as such Chief Manager, being authorized so to do, caused to be executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company, by himself as such Chief Manager.

WITNESS my hand and Notarial Seal at office the day and year above written.



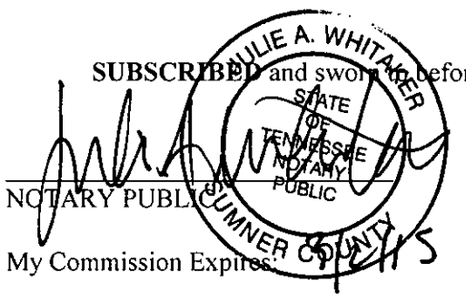
NOTARY PUBLIC
My Commission Expires: 3-2-15

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRUCE N. OLDHAM

SUBSCRIBED and sworn to before me on June 8, 2012.



NOTARY PUBLIC
My Commission Expires: 3-2-15