BILL GARRETT, Davidson County
Trans:T20120051030 DEEDTRS
Recvd: 07/11/12 14:09 3 pgs
Fees:18.00 Taxes:3656.72
20120711-0060937

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
809 S. Main Street, P.O. Box 1431
Columbia, TN 38402-1431

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this, the 6th day of July, 2012, by and between Tisher & Wolaver, PLLC, a Tennessee Professional Limited Liability Company, Successor Trustee, FIRST PARTY, and Heritage Bank & Trust, its successors and assigns, SECOND PARTY.

WHEREAS, by deed of trust dated November 14, 2006, filed for record as Instrument Number 20061122-0144830, Register's Office of Davidson County, Tennessee, Black Rock Development Group, LLC, did convey to Paul S. Watson as Trustee, the hereinafter described real estate, to secure a note as set forth therein; and

WHEREAS, Notice of Right to Foreclose ("Notice"), if required, was given in compliance with Tennessee Law by mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Substitute Trustee's Sale; and

WHEREAS, the holder of said note removed the said Paul S. Watson as Trustee and replaced him by appointing Tisher & Wolaver, PLLC, as Successor Trustee by instrument recorded as Instrument Number 20120605-0049078, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note, and the holder thereof, having directed the Trustee and Successor Trustee to sell said property as provided in said deed of trust, and the FIRST PARTY did on July 6, 2012, sell said property pursuant to the notices of advertisement required by the deed of trust; and

WHEREAS, the last, highest and best bidder was the SECOND PARTY at the price of $988,301.60.

NOW, THEREFORE, for the consideration of the sum of $988,301.60, cash, the receipt of which is hereby acknowledged, FIRST PARTY hereby transfers and conveys unto SECOND PARTY, its successors and assigns, the following described property:

> Land in Davidson County, Tennessee, Being Lots 1 and 2, on the Plan of ALICE TUCKER ESTATES, REVISION, as shown on plat of record in Plat Book 9700, Page 201, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Black Rock Development Group, LLC, by Quitclaim Deed from The Market Place Partners of record in Instrument No. 20061122-0144829, in the Register's Office of Davidson County, Tennessee.

Map and Parcel: 136-135.00 and 136-154.00.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the SECOND PARTY, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the FIRST PARTY, as Successor Trustee, does hereby transfer, assign and set over unto the SECOND PARTY, all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as Successor Trustee, but not further or otherwise.

WITNESS the signature of the FIRST PARTY on this, the day and date first above written.

Tisher & Wolaver, PLLC

By: _____
T. Jake Wolaver, Member

Successor Trustee

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, T. Jake Wolaver, with whom I am personally acquainted, and who, being authorized so to do, acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Tisher & Wolaver, PLLC, Successor Trustee, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of July, 2012.

My commission expires:
1-20-2015

_____
Notary Public

CEMELE M. ALMAND
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE - MAURY COUNTY

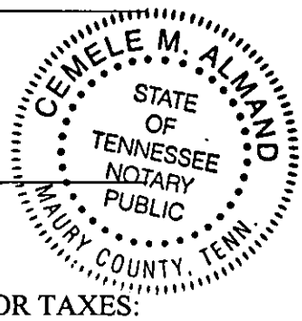
I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $988,301.60.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2012.

My commission expires:
1-20-2015

Notary Public



NEW PROPERTY OWNERS:

Heritage Bank & Trust
217 S. James Campbell Blvd.
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Heritage Bank & Trust
217 S. James Campbell Blvd.
Columbia, TN 38401