BILL GARRETT, Davidson County
Trans:T20120051559 DEEDTRS
Recvd: 07/13/12 08:36 4 pgs
Fees:23.00 Taxes:758.50
20120713-0061489

NEW OWNER:

Volunteer State Bank
P. O. Box 7897
Portland, TN 37148

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILL TO:

Volunteer State Bank
P. O. Box 7897
Portland, TN 37148

Map & Parcel Nos.
Tract 1 - 081 12 0N 001.00
Tract 2 - 081 12 0 309.00
Tract 3 - 081 12 0 311.00
Tract 4 - 081 12 0 310.00
Tract 5 - 081 11 0 517.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Alpha Street Real Estate Development and Investments, LLC, a Tennessee limited liability company, and Urban Affordable Housing Solutions, LLC, a Tennessee limited liability company, executed a Deed of Trust to Matthew D. Ricker, Trustee, dated March 31, 2011, of record in Instrument No. 20110412-0028164, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Promissory Note payable to the order of Volunteer State Bank, hereinafter referred to as the "Deed of Trust"; and

WHEREAS, said conveyance was made for the purpose of securing the payment of certain sums as evidenced by a Promissory Note payable to the order of Volunteer State Bank; and,

WHEREAS, the original Trustee has tendered his resignation, and by Appointment of Substitute Trustee, dated February 7, 2012, of record in Instrument No. 20120208-0011368, Register's Office for Davidson, Tennessee; and,

WHEREAS, acting pursuant to the demand made by Volunteer State Bank, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Substitute Trustee, Byron M. Gill, Substitute Trustee, duly advertised and sold the property hereinabove described at the south door of the Metro/Davidson County Courthouse in Nashville, Davidson County, Tennessee, on June 29, 2012, at 10:00 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to Volunteer State Bank at and for the

sum of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), the receipt of which is hereby acknowledged.

NOW, THEREFORE, **BYRON M. GILL, Substitute Trustee**, has this day bargained and sold, and by these presents does hereby transfer and convey unto **VOLUNTEER STATE BANK**, its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

TRACT 1:
BEING Lot Nos. 173 and 174 in the Town of McGavock, of record in Plat Book 21, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Lots 173 and 174 front 50 feet each, on the Southwest side of 9th Avenue North (formerly Buena Vista Pike) and run back between lines 150 to a 10 foot alley.

Tract No. 1 BEING all of the same property conveyed to Alpha Street Real Estate Development and Investments, LLC by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee, dated December 5, 2008, and filed of record in Instrument 20090112-0002786, Register's Office for Davidson County, Tennessee.

TRACT 2:
BEING the Easterly 37 feet of Lot Nos. 249 and 250 on the plan of McGavock Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

TRACT 3:
BEING Lot No. 172 in McGavock Westmore and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 172 fronts 50 feet on the Westerly side of 9th Avenue North, formerly Buena Vista Street, and runs back between parallel lines 150 feet to an alley.

TRACT NO. 4:
BEING Lot 171 in McGavock Wetmore and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 171 begins at the Northwest corner of Buena Vista Street, now 9th Avenue North and Cheatham Street and runs Northwardly along said Buena Vista

Street fifty feet; thence Westerly and parallel with Cheatham Street 150 feet to an alley; thence Southwardly with the Easterly line of side alley fifty feet to Cheatham Street; thence Eastwardly along side Cheatham Street 150 feet to the beginning.

Tracts Nos. 2, 3 and 4 BEING all of the same property conveyed to Alpha Street Real Estate Development and Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Malcolm Mimms, dated February 18, 2009 and filed of record in Instrument 20090219-0014243, Register's Office for Davidson County, Tennessee.

TRACT 5:
BEING the Northerly 33 1/3 feet of Lot No. 205 as shown on the map entitled the Plan of D.T. McGavock and Others Addition, of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Tract No. 5 BEING all of the same property conveyed to Urban Affordable Housing Solutions, LLC, a Tennessee limited liability company, by Quitclaim Deed from Alpha Street Real Estate Development and Investments, LLC, a Tennessee limited liability company, dated October 11, 2010 and filed of record in Instrument 20101012-0081634, Register's Office for Davidson County, Tennessee.

Further reference is made to Deed of Trust of record in Instrument No. 20110412-0028164, and Appointment of Substitute Trustee of record in Instrument No. 20120208-0011368, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Volunteer State Bank, its successors and assigns, in fee simple, forever.

I further transfer, assign and convey unto Volunteer State Bank, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise.

This conveyance is made subject to any and all real property taxes and subject to any prior mortgages of record in the Register's Office for Davidson, Tennessee.

WITNESS MY SIGNATURE hereto this 11th day of July, 2012.

BYRON M. GILL
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, **BYRON M. GILL, Substitute Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND this 11th day of July, 2012.

Notary Public

DENISE CARVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-16-15

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The actual consideration or value, whichever is greater, for this transfer is **$205,000.00**.

Affiant

SWORN AND SUBSCRIBED to before me this 11th day of July, 2012.

Notary Public

DENISE CARVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-16-15