Address New OWNER(S):
CedarStone Bank
P.O. Box 724
Lebanon, TN 37088-0724

THIS INSTRUMENT PREPARED BY:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, TN 37087

**SEND TAX BILLS TO:**
**owner**

**Map 081-07-0A-001.00**

***SUBSTITUTE TRUSTEE'S DEED***

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust dated April 27, 2009, executed by Mary Gordon, President for Alpha Street Real Estate Development and Investments, LLC, to Robert L. McDonald, Trustee, of record in Instrument No. 20090506-0041486 (the "Deed of Trust"); AND Assignment of Leases and Rents of record in Instrument No. 20090506-0041487, all in the Register's Office for Davidson County, Tennessee and

WHEREAS, Robert Evans Lee having been appointed Substitute Trustee in the place and stead of Robert L. McDonald, Trustee, the said appointment Substitute of record in Instrument No. 20120530-0046424, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as **1834 –A and 1834-B 10th Avenue North, Nashville, Tennessee 37208**, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (hereinafter the "Real Property").

WHEREAS, CedarStone Bank is the owner and holder of the indebtedness secured by said Deed of Trust, and as such is authorized the above-referenced Substitute Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, Robert Evans Lee, Substitute 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 12:30 o'clock P.M. on July 13, 2012, at the Bridgestone Arena by the door located at 6th Avenue and Broadway, 501 Broadway, Nashville, Davidson County, Tennessee, to be knocked off 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 Substitute Trustee appeared and offered the Real Property for sale at public outcry and the highest, best and last bid received was the sum of NINETY THOUSAND and 00/100 DOLLARS ($90,000.00) from **CedarStone Bank** (hereinafter referred to as the "Grantee"), and said Real Property was knocked off and sold to the Grantee for said amount;

BILL GARRETT, Davidson County
Trans:T20120052612 DEEDTRS
Recvd: 07/17/12 13:04 3 pgs
Fees:18.00 Taxes:333.00
20120717-0062846

NOW, THEREFORE, in consideration of the premises, the sum of NINETY THOUSAND and 00/100 DOLLARS ($90,000.00) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which were acknowledged, Robert Evans Lee, Substitute 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 Substitute 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 Substitute Trustee to convey to Grantee no greater title in the subject Real Property than he received as Substitute 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.

Witness my hand this 13th day of July 2012.

**ROBERT EVANS LEE, Substitute Trustee**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Personally appeared before me, the undersigned, a Notary Public of this County, **Robert Evans Lee, Substitute 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 he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2012.

Patricia Lane Reed
Notary Public

My Commission Expires: 1-4-14

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13TH DAY OF JULY 2012.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-4-14

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

EXHIBIT "A"

PARCEL A

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A on the Plan of V. Gordon Townhomes at 10th, as established under master Deed of record in Instrument #20060821-0102941, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alpha Street Real Estate Development and Investments, LLC from GMAC Mortgage, LLC by Special Warranty Deed dated April 3, 2009 and recorded in Instrument #20090506-0041483, Register's Office for Davidson County, Tennessee.

PARCEL B

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit B on the Plan of V. Gordon Townhomes at 10th, as established under master Deed of record in Instrument #20060821-0102941, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alpha Street Real Estate Development and Investments, LLC from GMAC Mortgage, LLC by Special Warranty Deed dated April 16, 2009 and recorded in Instrument #20090506-0041484, Register's Office for Davidson County, Tennessee.