FROM: JAMES R. KELLEY
SUBSTITUTE TRUSTEE

TO: STAFFORD PARTNERS NO. 1, L.P.
NEW OWNER

Davidson County DEEDTRS
Recvd: 08/09/12 12:25 5 pgs
Fees:28.00 Taxes:431.42
20120809-0071158

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No:
Stafford Partners No. 1, L.P. P.O. Box 1625 Brentwood, Tennessee 37027 □	Same	Map Parcel 105-16-269

This instrument prepared by:
Neal & Harwell, PLC
150 Fourth Avenue, North, Suite 2000, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $116,600.00.

AFFIANT

Subscribed and sworn to before me, this the 7th day of August, 2012.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

NOTARY PUBLIC

My Commission Expires: _____

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 17, 2005, of record in Instrument 20050318-0029837, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," Thomas Jason Zimmer "Borrower" unmarried, conveyed to PRLAP, Inc., Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by that certain Equity Creditline for Business Agreement of even date therewith, which agreement is fully described in the Deed of Trust, hereinafter referred to as the "Agreement"; and

WHEREAS, default having occurred in the payment of the Agreement, and in accordance with the terms of the Agreement and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record as Instrument No. 20101020-0083878, Register's Office for Davidson County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of PRLAP, Inc., Trustee; and

WHEREAS, the owner and holder of the indebtedness directed James R. Kelley, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, James R. Kelley, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Agreement, and the Property was advertised to be sold on Wednesday, July 11, 2012, at 10:00 a.m., on the premises located at 2210 Dunn Avenue, Nashville, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in the *Nashville City Paper*, a newspaper of general circulation in Davidson County, Tennessee, on June 18, June 25 and July 2, 2012; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Jim O. Stafford, was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 10:30 a.m., by announcing that the Property had sold; and

WHEREAS, Jim O. Stafford has assigned his highest and best bid to Stafford Partners No. 1, L.P.

NOW, THEREFORE, the undersigned, James R. Kelley, Substitute Trustee, pursuant to the bid of Jim O. Stafford, which bid was assigned to Stafford Partners No. 1, L.P., acknowledges receipt of the sum of One Hundred Sixteen Thousand Six Hundred Dollars ($116,600.00) which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Stafford Partners No. 1, L.P., its heirs, successors and assigns, the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF CORINNE PLACE SUBDIVISION OF RECORD IN BOOK 3700, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX MAP REFERENCE: 105-16-026900.

BEING THAT PARCEL OF LAND CONVEYED TO DOUGLAS S. MOSHIER AND WIFE, CLARA J. MOSHIER FROM SOUTH NASHVILLE HEATING AND COOLING COMPANY BY THAT DEED DATED 01/03/1998 AND RECORDED 02/02/1998 IN DEED BOOK 10777, AT PAGE 678 OF THE DAVIDSON COUNTY, TN PUBLIC REGISTRY.

BORROWER'S SOURCE OF TITLE:

BEING THAT PARCEL OF LAND CONVEYED TO THOMAS JASON ZIMMER FROM DOUGLAS S. MOSHIER AND CLARA J. MOSHIER BY QUITCLAIM DEED DATED 02/09/2005 AND RECORDED 02/14/2005 AS INSTRUMENT NO. 20050214-0016671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS:

2210 DUNN AVENUE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Stafford Partners No. 1, L.P., its heirs, successors and assigns, forever; and James R. Kelley, Substitute Trustee, does hereby transfer, assign, and set over unto Stafford Partners No. 1, L.P., all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

CONCURRENT with the sale of the herein referenced Property, James R. Kelley, Substitute Trustee, acting for and under the instruction of the secured party also conducted a sale under the Uniform Commercial Code of all the right, title and interest of Thomas Jason Zimmer in all equipment, fixtures, and other articles of personal property now or hereafter owned by Borrower, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the property (collectively referred to hereinafter as the "Personal Property"), pledged to Bank of America, N.A. as secured party, all as more particularly described in the Deed of Trust. Jim O. Stafford, being the highest and best bidder, did also purchase the Personal Property referenced herein, and James R. Kelley, Substitute Trustee acting for and under the instruction of the secured party, for the same good and valuable consideration, does by these presents hereby sell, transfer, assign and set over to Stafford Partners No. 1, L.P. all of the secured party's right, title and interest in and to said Personal Property, but not further or otherwise.

IN WITNESS WHEREOF, the said James R. Kelley, Substitute Trustee, has executed this instrument on this the 9th day of August, 2012.

JAMES R. KELLEY, SUBSTITUTE TRUSTEE

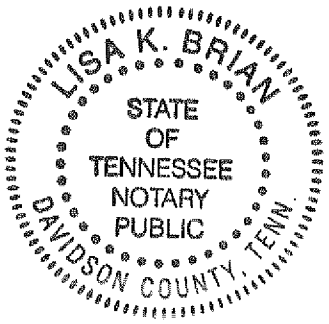
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Kelley, Substitute Trustee, the 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 in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of August, 2012.

Lisa K. Brian
NOTARY PUBLIC

My Commission Expires: 3/4/2013



AFFIDAVIT

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

PHYLLIS ASHBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

MY COMMISSION EXPIRES: January 6, 2014.