THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, 305 Fourteenth Avenue, North, Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120060624 DEEDTRS
Recvd: 08/14/12 15:56 3 pgs
Fees:18.00 Taxes:3683.41
20120814-0072794

# SUBSTITUTE TRUSTEE'S DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| DB Business Center, LLC,<br>a TN Limited Liability Company<br>P.O. Box 247<br>Hermitage, TN 37076 | Same | Map 75-09<br>Parcel 263.00 |

WHEREAS, Jimmie A. Turner and Dewey E. Hewitt and Hermitage Business Center, LLP, by deed of trust (the "Deed of Trust") dated May 30, 2008, transferred and conveyed to Hugh M. Queener, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20080611-0060042, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Substitute Trustee being of record in Instrument No. 20120601-0047741, said Register's Office; and

WHEREAS, the covenants of the Deed of Trust are in default and the accelerated indebtedness is unpaid and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, as published in the Davidson A.M. newspaper on June 8, 2012, June 15, 2012 and June 22, 2012, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on August 10, 2012, the announced continued sale date from July 11, 2012, at the front door of the Bridgestone Arena (formerly Sommet Center), 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, when and where DB Business Center, LLC, a Tennessee Limited Liability Company ("Grantee"), became the last and highest bidder for cash at the price of Nine Hundred Ninety-Five Thousand Five Hundred Sixteen ($995,516.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Substitute Trustee, hereby conveys the Property to the Grantee, DB Business Center, LLC, a Tennessee Limited Liability Company, and the Grantee's successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 10th day of August, 2012.

LARRY D. CRAIG, as Substitute Trustee, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2012.

NOTARY PUBLIC

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 03-04-13

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $995,516.00.

AFFIANT

Subscribed and sworn to before me this 10th day of August, 2012.

NOTARY PUBLIC

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 03-04-13

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lots No. 1 and 2 on the Plan of H.G. Martin Subdivision, of record in Book 4060, Page 121, Register's Office for Davidson County, Tennessee, ("R.O.D.C.") to which plan reference is here made for a more complete and accurate description.

Excepted and excluded from this conveyance are those tracts or parcels heretofore conveyed by O.D. Campbell to the State of Tennessee, for highway purposes, as well as certain drainage and construction easements and of record in Deeds of record in Book 5091, Page 465 and Book 5091, Page 468, R.O.D.C.

Being the same property conveyed to Jimmie A. Turner, as to a 51% interest, and Dewey E. Hewitt, as to a 49% interest, by Warranty Deed dated August 21, 2003, from B.B. Doubleday, Jr. in Instrument No. 20030821-0121688, Register's Office for Davidson County, Tennessee.

This is improved commercial property with a common address of 4802 Old Hickory Boulevard, Hermitage, TN 37076, and is one and the same as 4802-4844 Old Hickory Boulevard, Hermitage, TN 37076, and is not an owner occupied residence.

Map 75-09, Parcel 263.00