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

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Eric Sox 721 Stirrup Court Nashville, Tennessee 37221	Same	Map 142-04-A Parcel 125.00 CO

WHEREAS, Cesare Randazzo, single, unmarried, by deed of trust (the "Deed of Trust") dated August 25, 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. 20080902-0089202, 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. 20120706-0059575, 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 July 20, 2012, July 27, 2012 and August 3, 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 15, 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 Eric Sox ("Grantee"), became the last and highest bidder for cash at the price of Thirty-Seven Thousand Five Hundred ($37,500.00) 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, Eric Sox, and the Grantee's heirs, representatives 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.

BILL CARRETT, Davidson County
Trans:T20120061533 DEEDTRS
Recvd: 08/17/12 11:08 3 pgs
Fees:18.00 Taxes:138.75
20120817-0073894

Dated this 15th 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 15th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 03-04-13

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 03-04-13

EXHIBIT "A"

A certain Condominium Apartment in Davidson County, Tennessee, being unit No. 125 on the plan of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Title to the land herein vested in Cesare Randazzo, a married person, by Quitclaim Deed from Salvatore Randazzo, a married person, and Cesare Randazzo, a married person of record in Book 8002, Page 336, Register's Office for Davidson County, TN.

This is improved residential property with a common address of 214 Old Hickory Boulevard, No. 125, Nashville, Tennessee 37221, but was not an owner occupied residence.

Map 142-04-A, Parcel 125.00 CO