BILL GARRETT, Davidson County
Trans:T20120080562 DEEDTRS
Recvd: 10/23/12 16:02 4 pgs
Fees:23.00 Taxes:817.70
20121023-0097261

This instrument prepared by:
Ronald G. Steen, Jr.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner as follows:	Send Tax Bills To:	Map and Parcel No.:
CAPSTAR BANK 201 4TH AVENUE N. SUITE 950 NASHVILLE, TN 37219	CAPSTAR BANK 201 4TH AVENUE N. SUITE 950 NASHVILLE, TN 37219	081-11-0B-001; 081-11-0B-002 081-11-0B-003; 081-11-0B-004

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 23rd day of October, 2012, by Ronald G. Steen, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, **Urban Affordable Housing Solutions, LLC** (the "Grantor"), by that certain *Tennessee Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing* dated October 2, 2009, recorded as Instrument No. 200910060093102, Register's Office for Davidson County, Tennessee (the "Register's Office"), (collectively, the "Deed of Trust"), conveyed to Miranda R. Christy, Trustee, the Property (as hereinafter defined) to secure the payment of certain indebtedness described in the Deed of Trust (the "Indebtedness"), which Indebtedness is presently held and owned by CapStar Bank (the "Lender"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender declared the Deed of Trust to be in default, and notice was given of such default to Grantor, in the manner required by the terms of the Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the undersigned, Ronald G. Steen, Jr. (the "Successor Trustee"), has been duly appointed as Successor Trustee in the place and stead of Miranda R. Christy, Trustee, by appointment recorded as Instrument No. 201207020058063, Register's Office; and

WHEREAS, Lender directed the Successor Trustee to sell the Property (defined below) as provided in the Deed of Trust, and the Successor Trustee caused notice to be published in the ***The City Paper*** that the Property (defined below) would be sold at **10:15 a.m. Central Time** on **Tuesday, October 23, 2012**, at the Davidson County Courthouse, One Public Square, Nashville, TN 37201 (the "Foreclosure Notice"), such Foreclosure Notice appearing in said paper on October 1, 2012, October 8, 2012, and October 15, 2012; and

WHEREAS, the Successor Trustee further sent a copy of the Foreclosure Notice as required by applicable law, and following the appearance of the Foreclosure Notice in said newspaper the default was not cured; and

WHEREAS, the agent for the Successor Trustee appeared at the time and place specified in the Foreclosure Notice, and shortly after 10:15 a.m. Central Time, offered the Property (defined below) for sale, and after opening the floor for competitive bids, sold the Property (defined below) to CapStar Bank in response to its bid at the price of Two Hundred Twenty One Thousand and 00/100 Dollars ($221,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Ronald G. Steen, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of $221,000.00, by these presents do transfer and convey unto CapStar, its successors and assigns (the "Grantee"), all of my right, title and interest in and to the following described real estate the following described property, together with all existing or subsequent buildings, improvements and fixtures, all easements, rights of way, and appurtenances, and all other rights, royalties, water and water rights, and profits relating to the real property located in Davidson County, Tennessee, described as follows (the "Property"):

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

Being Lot No. 7 on the Plan of George Shields Second addition to North Nashville, of record in Plat Book 57, page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by deed of record as Instrument # 200910060093101, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 20091113-0104817, said Register's Office.

To have and to hold the Property in bar of the equity of redemption, dower, homestead, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust.

The street addresses of the Property are believed to be Units A, B, C, and D 2108 Buchanan Street, Nashville, TN, but such addresses are not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

Grantee hereunder accepts title to the Property and all improvements thereon in an **AS IS, WHERE IS** condition, and without representation or warranty from Successor Trustee as to any matter whatsoever, and by accepting this Successor Trustee's Trustee Deed, Grantee represents and warrants that it has conducted its own due diligences with regard to the Property and matters of title related to the Property, and represents and warrants that it has not relied on any statement or action made by Successor Trustee. Without limiting the foregoing, **SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE ON OR UNDER THE PROPERTY OF HAZARDOUS SUBSTANCES AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "ENVIRONMENTAL LAWS")**. Grantee

accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting this Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorney fees, arising out of or in connection with any of the foregoing.

This conveyance may be subject to easements, restrictions, liens, taxes, etc., including, but not limited to, the items set forth below, but only to the extent any of such matters take priority over the Deed of Trust. To the extent such matters do take priority over the Deed of Trust under applicable law, this conveyance is subject to them, and to the extent such matters do not, the Property does not remain subject to them:

1. Any and all unpaid *ad valorem* taxes payable to Davidson County, Tennessee (plus penalty and interest, if any) that may be a lien against the Property.

2. Judgment Liens of record as Instrument Nos. 20120207-0011054 and 20120207-0011055, said Register's Office.

3. Matters shown on the Plan of record in Plat Book 57, page 146, said Register's Office.

4. Master Deed of record as Instrument No. 20081231-0124101, said Register's Office.

5. Access Easement Agreement(s) of record as Instrument Nos. 20090427-0037572 and 20090427-0037573, said Register's Office.

This conveyance is further subject to any and all liens, defects, encumbrances, conveyances, adverse claims and other matters which take priority over the Deed of Trust pursuant to which this conveyance is made, any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which have not been waived by such governmental agency, and any and all matters that would be shown or revealed by an accurate survey of the Property.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

RONALD G. STEEN, JR.
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Margaret A. Dennis, a Notary Public of the State and County aforesaid, personally appeared Ronald G. Steen, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of October, 2012.

MARGARET A. DENNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Margaret A. Dennis
Notary Public

My commission expires: May 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Two Hundred Twenty One Thousand and 00/100 Dollars ($221,000.00).

Affiant

Subscribed and sworn to before me
this the 23rd day of October, 2012.

Margaret A. Dennis
Notary Public

My commission expires: May 3, 2016

MARGARET A. DENNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

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10/23/12