BILL GARRETT, Davidson County
Trans:T20120092496 DEEDTRS
Recvd: 12/04/12 11:33 5 pgs
Fees:28.00 Taxes:3885.00
20121204-0111436

FROM: MARC T. MCNAMEE
SUBSTITUTE TRUSTEE

TO: RELIANT BANK
NEW OWNER

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No:
Rick Belote Reliant Bank 1736 Carothers Parkway, Suite 100 Brentwood, TN 37027	Rick Belote Reliant Bank 1736 Carothers Parkway, Suite 100 Brentwood, TN 37027	183 00 0 009.00 183 00 0 036.00

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 $1,050,000.

Substitute Trustee
AFFIANT

Subscribed and sworn to before me, this the 4th day of December, 2012.

NOTARY PUBLIC

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 4, 2013

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 30, 2007, of record in Instrument 20071204-0140466, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," Dr. Byron V. Bush, DDS, a/k/a Byron V. Bush, DDS, and wife, Kelly D. Bush, conveyed to DeVan Ard, Jr., Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by a Multipurpose Note and Security Agreement of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note 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 in Instrument 20120821-0075004, Register's Office for Davidson County, Tennessee, appointed Marc T. McNamee, Substitute Trustee, in the place and stead of DeVan Ard, Jr., Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Marc T. McNamee, Substitute Trustee, to sell the Property; and

WHEREAS, Marc T. McNamee, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold on **Tuesday, December 4, 2012, at 11:15 a.m.**, at the door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee in Davidson County, 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 November 12, 19 and 26, 2012; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Reliant Bank was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 11:30 a.m., by announcing that the Property had sold;

NOW, THEREFORE, the undersigned, Marc T. McNamee, Substitute Trustee, pursuant to the credit bid of Reliant Bank, acknowledges the credit in the amount of **One Million Fifty Thousand Dollars ($1,050,000)** against the indebtedness evidenced by the Note 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 Reliant Bank, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Map/Parcel 183-9

Being a parcel of land lying in the Thirty-first Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 4 on the Plan of Section 2, Duke's Hidden Meadows of record in Plat Book 4175, page 143, R.O.D.C. and lying on the easterly margin of' Muci Drive approximately 240 feet east of Old Hickory Boulevard and being more particularly described as follows:

Beginning at a point in the easterly margin of Muci Drive at the southwesterly corner of Lot 1 on the Plan of Duke's Hidden Meadows Subdivision of record in Plat Book 4350, page 150 R.O.D.C.; thence, leaving said margin with said Lot 1, North 11 degrees 09 minutes 01 seconds

East 264.31 feet to a point; Thence, North 60 degrees 00 minutes 59 seconds West, 163.85 feet to a point in the southerly margin of Old Hickory Boulevard; thence, with said margin North 59 degrees 23 minutes 58 seconds East 98.51 feet to a right-of-way monument in the westerly margin of Interstate 24; thence, with said margin 52 degrees 59 minutes 53 seconds East, 160.27 feet to a right-of-way monument; thence, South 57 degrees 44 minutes 11 seconds East 140.17 feet to a right-of-way monument; thence South 49 degrees 33 minutes 18 seconds East 200.85 feet to a right-of-way monument; thence South 43 degrees 44 minutes 42 seconds East, 195.47 feet to an iron rod; thence leaving said margin with the northerly line of Lot 5, Section 2, Duke's Hidden Meadows Subdivision of record in Instrument No. 2003011500061262, R.O.D.C., South 48 degrees 04 minutes 01 seconds West, 144.27 feet to a point; thence South 79 degrees 44 minutes 31 seconds West 218.40 feet to a point in the easterly margin of Muci Drive; thence, with said margin with a curve to the left having a radius of 233.90 feet a central angle of 67 degrees 19 minutes 49 seconds an arc length of 274.86 feet and a chord bearing and distance of North 45 degrees 17 minutes 51 seconds West, 259.32 feet to a point beginning and containing 153,175 square feet or 3.52 acres more or less according to a survey by Ragan-Smith-Associates, Inc. 315 Woodland Street, Nashville, TN 37206 dated June 23, 2005, Job No. 99-119/7681, RSL# 2136.

Map/Parcel 183-36

Tract IV

A Tract of land lying in the 6th Civil District, Davidson County, Tennessee, being Lot No. 1 on the Plan of Duke's Hidden Meadows Subdivision, Section 1 of record in Plat Book 4350, page 150, and being more particularly described as follows:

BEGIN at a concrete monument on the southerly margin of Old Hickory Blvd., said concrete monument being located in the southwest quadrant of Interstate 24 (South) and Old Hickory Blvd and said concrete monument denoting the end of the control access fence for said Interstate 24; thence, run S 60 degrees 51' W for 206.28 feet to a point; thence, run S 11 degrees 09' W for 264.31 feet to a point on the northerly right of way line of a dedicated road; thence, run N 78 degrees 51' W for 206.28 feet to a point; thence, follow a curve to the right with a radius of 25.00 feet for a distance of 40.20 feet to a point on the south right-of-way line of Old Hickory Blvd; thence, follow said right-of-way line on a curve to the left with a radius of 2846.3 feet for a distance of 92.18 feet; thence, run S 73 degrees 43' E for 9.52 feet to a point; thence, run N 11 degrees 09' E for 250.24 feet to the point of beginning.

Together with an exclusive easement for the purpose of locating thereon a modular identification sign, said easement being more fully described as follows:

BEGINNING at a point in the southerly margin of I-24, said point being 981.70 feet along said margin of 1-24 in an easterly direction from its intersection with the easterly margin of Old Hickory Blvd., and said point being the Northeast corner of Lot 4, Section II, of Duke's Hidden Meadows, of record in Book 4175, page 143, R.O.D.C.; thence S 48 degrees 04' W a distance of 40 feet to a point; thence, S 41 degrees 56' E, a distance of 30 feet to a point; thence, N 48

degrees 04; E a distance of 40 Feet to a point; thence N 41 degrees 56' W a distance of 30 feet to the point of beginning and containing .0028 acres,

And also an easement for the purpose of ingress to and egress from the property secondly described above and also for the purpose of locating thereon such power lines or lines as may be needed to serve the aforesaid modular identification sign located on the said property secondly described above, said easement being more fully described as follows:

BEGINNING at a point in the southwest corner of Lot No. 4, Section II of Duke's Hidden Meadows of record in Book 4175, page 143, R.O.D.C., said point being in the northerly margin of proposed Muci Drive; thence, along the margin of said Muci Drive on a curve to the right a distance of 20.02 feet to a point; thence, N 79 degrees 44.5' E a distance of 224.93 feet to a point; thence, N 48 degrees 04' E, a distance of 125.67 feet to a point being on the southerly margin of the proposed Humble Oil Sign Site; thence, N 41 degrees, 56' W, a distance of 20 feet to a point, said point being in the easterly margin of Lot No. 4; thence, S 48 degrees 04' W a distance of 120 feet to a point; thence, S 79 degrees 44.5' W, a distance of 218.4 feet to the point of beginning.

SAID access easement being 20 feet wide and being located outside of Lot No. 4 and adjacent and parallel to the easterly margin thereof, and extending from the northerly margin of proposed Muci Drive to the proposed sign location, the sign location being adjacent to the southerly margin of Interstate 24.

Being that land reserved and excepted from the property conveyed by deed dated December 13, 1971 from Humble Oil & Refining Company to William F. Burton, Jr., Trustee, of record in Book 4562, page 763, said Register's Office.

The same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by warranty deed from Paul Gold, Trustee of record in Book 8706, Page 908, said Register's Office.

Also, included in this description but excluded from this conveyance:

BEGINNING at point of intersection of the existing east margin of I-24 and the existing north margin of Muci Drive, said point of intersection being 88.36 feet left of SR. 171 proposed centerline station 40+38.63; thence, with said existing east margin Northerly 325 feet more or less to a point; thence, with the southwest boundary of the W.F. Moss, Revocable Trust property south 59 degrees, 53 minutes, 36 seconds east 20.83 feet to a point; thence, with the proposed southeast margin of SR. 171 south 59 degrees, 38 minutes, 41 seconds west 6.66 feet to a point, said point being 120.00 feet left of SR. 171 proposed centerline station 37+27.71; thence, with the proposed cast margin of SR. 171 (1) south 07 degrees, 32 minutes, 36 seconds west 74.11 (2) having a 11.579.26 foot radius curve left and southerly 97.80 feet (3) South 20 degrees, 10 minutes, 01 seconds west 141.14 feet to a point, said point being 100.00 feet left of SR. 171 proposed centerline station 40+38.41; thence, with said existing north margin of Muci Drive westerly 12 feet more or less to the point of beginning containing 0.110 acres and being part of

the same property conveyed from Exxon Corporation to Paul Gold, Trustee, of record in Book 6769, page 914, said Register's Office.

Being the same property conveyed to the Tennessee Department of Transportation by Warranty deed from Shirley Gold of record in Book 10535, page 794, said Registers Office.

The property being foreclosed is the same property conveyed to Dr. Byron V. Bush, D.D.S. by quitclaim deeds dated February 9, 2006 from Southern Land Acquisitions, Inc. of record in Instrument No. 20060215-0018407 (183-9) and in Instrument No. 20060215-0018408 (183-36).

Property commonly known as 13105 Old Hickory, Blvd., Antioch, TN 37013 and 0 Old Hickory Blvd., Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Reliant Bank, its successors and assigns, forever; and Marc T. McNamee, Substitute Trustee, does hereby transfer, assign, and set over unto Reliant Bank, all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said Marc T. McNamee, Substitute Trustee, has executed this instrument on this the 4th day of December, 2012.

Marc T. McNamee, 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 Marc T. McNamee, 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 4th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: March 4, 2013

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.