THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS** **2000 Richard Jones Road** **Suite 260** **Nashville, TN 37215** **(615) 829-5995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $941,020.11 Affiant Subscribed and sworn to before me, this 2nd day of January, 2013. Notary Public My Commission Expires: 9/9/14

BILL GARRETT, Davidson County
Trans:T20130000765 DEEDTRS
Recvd: 01/03/13 13:58 4 pgs
Fees:23.00 Taxes:3481.77

20130103-0000896

My Commission Expires SEPT 9, 2014

SUBSTITUTE TRUSTEE'S DEED

Address New Owner: BDN, INC. 216 Forest Trail Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: PARCEL ID NO. 10504021900

WHEREAS, Mohamad Al-Khatib executed that certain Deed of Trust, dated January 5, 2006, and recorded January 10, 2006 in the Davidson County Register's Office as Instrument Number 20060110-0003316, conveying certain property therein described to Thomas F. Baker, IV, a resident of Shelby County, Tennessee as Trustee for First Tennessee Bank National Association, and as may have been modified on April 12, 2006, by a Modification of Deed of Trust executed by Mohamad Al-Khatib in favor of Thomas F. Baker, of Shelby County, Tennessee, as trustee for First Tennessee Bank National Association, to secure payment of a Deed of Trust Note of even date therewith in the principal amount of Three Hundred Fifty Thousand and 00/100 DOLLARS ($350,000.00), and payable to First Tennessee Bank National Association, and consolidated in that certain Second Consolidated Promissory Note dated December 15, 2007 the principal amount of Nine Hundred Sixty-Six Thousand Four Hundred Four and 10/100 DOLLARS ($966,404.10), and payable to for First Tennessee Bank National Association and recorded May 15, 2006 in the Davidson County Register's Office as Instrument Number 20060515-0056551; and

WHEREAS, an Appointment of Substitute Trustee was duly recorded for said Deed of Trust as duly recorded on January 10, 2006 in the Davidson County Register's Office as Instrument Number 20060110-0003316 in favor of Thomas F. Baker, of Shelby County, Tennessee, as trustee for First Tennessee Bank National Association naming Sam J. McAllester, III as Substitute Trustee and recorded as Instrument Number 20100430-0033018; and

WHEREAS, said Deed of Trust, and the modification thereto, and the Notes secured by said Deed of Trust were duly assigned and evidenced by that certain Assignment of Note and Deed of Trust with such assignment being recorded in the Davidson County Register's Office as Instrument Number 20101109-0090098; and

WHEREAS, said Deed of Trust, and the modification thereto, and the Notes secured by said Deed of Trust were duly assigned and evidenced by that certain Assignment of Note and Deed of Trust with such

assignment being recorded in the Davidson County Register's Office as Instrument Number 20101109-0090099; and

WHEREAS, an Appointment of Substitute Trustee was duly recorded for said Deed of Trust as duly recorded on January 24, 2012 in the Davidson County Register's Office as Instrument Number 20120124-0006484 naming Jonathan B. Harris, a resident of Davidson County, Tennessee, as Substitute Trustee; and

WHEREAS, default having been made in the payment of the indebtedness and obligations secured to be paid by said Deed of Trust, the holder of said indebtedness and obligations requested the undersigned to advertise and sell the property conveyed thereby according to the terms of the Deed of Trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in *The Nashville Scene*, a weekly newspaper published in Davidson County, Tennessee, and such advertisements appearing on November 29, 2012; December 6, 2012; and December 13, 2012, and giving the time, terms, place of sale, and the description of the property; and

WHEREAS, at the time, being the 27th of December, 2012 at 10:00A.M., and place, being the Davidson County Register of Deed's Office located at 501 Broadway in Nashville Davidson County, Tennessee, the property was offered for sale at the public outcry to the highest bidder, at which sale said property was sold to BDN, Inc. ("Grantee") at and for the sum of Nine Hundred Forty-One Thousand Twenty and 11/100 Dollars ($941,020.11), that representing the outstanding indebtedness and fees owed by the Maker of said Note to the Holder of said Note.

WHEREAS, the bid price has been applied in accordance with the provisions of said Deed of Trust.

NOW THEREFORE, the undersigned, Jonathan B. Harris, Attorney-at-Law, as Substitute Trustee (hereinafter may be referred to as "Grantor") hereby bargains, sells, and conveys unto Grantee the property above mentioned and fully described in Exhibit "A" attached hereto and made part hereof as if fully and particularly set out herein (may hereinafter be referred to as "Property").

TO HAVE AND TO HOLD said Property, together with the hereditaments and appurtenances of and to the same belonging or in any way appertaining to said Property, unto Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Deed of Trust insofar as he can or ought as Trustee, but not further or otherwise.

Title to said Property is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust, including, but not limited to, any unpaid ad valorem taxes or other taxes

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of January, 2013.

Substitute Trustee
Jonathan B. Harris

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jonathan B. Harris, as Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of January, 2013

Notary Public

My Commission Expires: 9/9/14

LAUREN B. RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT 9, 2014

Land in Davidson County, Tennessee, being Lot Nos. 378 & 379 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Tract 1: Lot No. 379 fronts 37 feet more or less, on the Northerly side of Lafayette Street, as widened, and runs back 157 feet, more or less, on the Westerly line and 167 feet, more or less, on the Easterly line to an alley, measuring 37 feet thereon.

Tract 2: (Lot No. 378) Beginning on the Northerly margin of Lafayette Street, as widened at the corner of Lots 378 and 379; thence with the line between said two lots, Northwardly 157 feet, more or less, to the Southerly margin of an alley; thence along said alley Westwardly 37 feet to the Easterly margin of Lewis Street; thence with said street, Southwardly 135 feet, more or less, to the beginning of a curve; thence around said curve in a Southeasterly direction 15 feet, more or less, to the Southerly margin of Lafayette Street; thence with said street, Eastwardly 28 feet, more or less, to the beginning.

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Land in Davidson County, Tennessee, being parts of Lot Nos. 381 and 382 on the plan of Maury and Claiborne's Addition to South Nashville as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said part of Lot No. 381 fronts 37 feet on the Northerly side of Lafayette Street, formerly the Murfreesboro Pike, as widened and runs back 177 feet, more or less, on the Westerly line and 187 feet, more or less, on the Easterly line to the Southerly margin of an alley, measuring 37 feet thereon. Said part of Lot No. 382 is described as follows: Beginning at a point on the Westerly margin of Fairfield Avenue, at the Southwest corner of said Fairfield Avenue and the first alley North of Murfreesboro Pike; thence with the Southerly margin of said alley, Westwardly 37 feet to the Northeast corner of Lot No. 381 on said plan; thence with the line between said Lot Nos. 381 and 382, Southwardly 187 feet, more or less, to a point on the Northerly margin of Lafayette Street, formerly the Murfreesboro Pike as widened; thence with the Northerly margin of Lafayette Street, as widened, Eastwardly 20 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 26 feet, more or less, to a point on the Westerly margin of said Fairfield Avenue; thence with the Westerly margin of said Fairfield Avenue, Northwardly 187 feet to the beginning.

Including but excluding 3500 square feet conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by C. E. Danis and wife, Julia B. Danis of record in Book 3879, Page 647, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Bob D. Nash and wife, Judith Nash to Mohamad Al-Khatib and Ahmed Al-Khatib as recorded on the 16th day of February, 1989 in Book 7773, Page 749; Warranty Deed from Truck World of Nashville, Inc. to Mohamad Al-Khatib as recorded on the 15th day of June, 1989 in Book 7866, Page 110; Quitclaim Deed from Ahmed Al-Khatib, unmarried to Mohamad Al-Khatib as recorded on the 25th day of August, 1989 in Book 7923, Page 386 and Warranty Deed from Rosa Lee Overall to Mohammad Al-Khatib as recorded on the 14th day of December, 1993 in Book 9185, Page 116, in the Register's Office of Davidson County, Tennessee.

Exhibit "A"