BILL GARRETT, Davidson County
Trans:T20130009067 DEEDTRS
Recvd: 02/01/13 12:29 9 pgs
Fees:48.00 Taxes:2741.70
20130201-0010793

This Instrument Prepared By:
Darlene T. Marsh
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Citizens Tri-County Bank Attn: Jeff Land P.O. Box 697 Dunlap, TN 37327	Citizens Tri-County Bank Attn: Jeff Land P.O. Box 697 Dunlap, TN 37327	0690-404-038.00 046-16-A-131.00 CO 119-02-074.00 081-100-239.00 093-15-0-004.00 093-10-0-218.00 093-14-0-463.00 093-10-0-216.00 093-10-0-217.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions provided for in (i) that certain Deed of Trust dated effective April 6, 2009, to L. Thomas Austin, Trustee, executed by Southeast Investments, LLC, James K. Eaton, Sr. and wife Toni C. Eaton, transferring and conveying certain tracts of land located in Davidson County, Tennessee, said instrument being of record as Instrument Number 20090429-0038443, recorded in the Register's Office for Davidson County, Tennessee and (ii) that certain Deed of Trust dated effective February 16, 2010, to L. Thomas Austin, Trustee, executed by James K. Eaton, Sr. and Toni C. Eaton, transferring and conveying certain tracts of land located in Davidson County, Tennessee, said instrument being of record as Instrument Number 20100218-0012434, recorded in the Register's Office for Davidson County, Tennessee (collectively, the "Deeds of Trust");and

WHEREAS, the indebtedness secured by the above referenced Deeds of Trust is past due and unpaid; and

WHEREAS, as of January 30, 2013, at 5:00 p.m., there are no state or federal tax liens filed against Grantors in said Register's Office; and

WHEREAS, by instrument dated July 16, 2012, and of record as Instrument Number 20120717-0062843, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deeds of Trust appointed Darlene T. Marsh as Substitute Trustee, in accordance with Tenn. Code Ann. § 35-5-114; and

WHEREAS, Darlene T. Marsh, Successor Trustee, caused certain property described in the Deeds of Trust and more particularly described on Exhibit A (the "Property") to be advertised in accordance with the provisions of the Deeds of Trust, advertising that the Property would be sold at 12:00 noon on Friday, August 17, 2012, at the front door of the office of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee 37203, at public outcry to the highest bidder for cash, and free from the equity of redemption,

statutory or common law right of redemption, homestead, dower, marital share, and all other exemptions of every kind and other rights which might defeat, reduce, or affect the right of Citizens Tri-County Bank to sell the property, all of which are expressly waived in the Deeds of Trust (the "Foreclosure Notice"), and published the Foreclosure Notice in The Tennessean, on July 27, 2012, August 3, 2012, and August 10, 2012, and noticed Grantor and all parties interested in accordance with the provisions of the Deeds of Trust and applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared on August 17, 2012 and announced a postponement of the sale to 12:00 noon on Friday, September 7, 2012 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, notice of such postponement having been sent in accordance with applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared on September 7, 2012 and announced a second postponement of the sale to 12:00 noon on Friday, October 5, 2012 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, notice of such postponement having been sent in accordance with applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared on October 5, 2012 and announced a third postponement of the sale to 12:00 noon on Friday, November 2, 2012 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, notice of such postponement having been sent in accordance with applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared on November 2, 2012 and announced a fourth postponement of the sale to 12:00 noon on Friday, November 16, 2012 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, notice of such postponement having been sent in accordance with applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared on November 16, 2012 and announced a fifth postponement of the sale to 12:00 noon on Friday, November 30, 2012 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, notice of such postponement having been sent in accordance with applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared on November 30, 2012 and announced a sixth postponement of the sale to 12:00 noon on Friday, December 28, 2012 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, notice of such postponement having been sent in accordance with applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared on December 28, 2012 and announced a seventh postponement of the sale to 12:00 noon on Friday, February 1, 2013 at the main door of the Davidson County Register of Deeds, Bridgestone Arena, 501 Broadway, Nashville, Tennessee, notice of such postponement having been sent in accordance with applicable law; and

WHEREAS, the Successor Trustee's agent personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of Seven Hundred Forty-One Thousand Dollars and no/100 ($741,000.00) by Citizens Tri-County Bank (hereinafter referred to as the "Grantee") and the Property was sold to the Grantee for said amount.

NOW, THEREFORE, in consideration of the premises and sum of Seven Hundred Forty-One Thousand Dollars and no/100 ($741,000.00) bid by the Grantee, Darlene T. Marsh, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors and assigns, certain tracts or parcels of land situated in Davidson County, Tennessee, and described as follows:

See Attached Exhibit A

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

It is the intention of the Successor Trustee only to convey to Grantee such title in the Property that she received as Successor Trustee and that, as Successor Trustee, she has the right to sell and convey. Grantee acknowledges that the Successor Trustee sold the Property through statutory or judicial foreclosure and that the Successor Trustee has not occupied the Property and has no personal knowledge of its condition or whether or not any defects exist thereon. THE SUCCESSOR TRUSTEE DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

This sale is subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of said Deeds of Trust.

WITNESS my hand this 1st day of February, 2013.

Successor Trustee

Darlene T. Marsh, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county and state, Darlene T. Marsh, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of February, 2013.

MELANIE MAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

My Commission Expires:
11-5-2014

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Seven Hundred Forty-One Thousand Dollars and no/100 ($741,000.00).

Affiant

Sworn to and subscribed before me this 1st day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 11-5-14

MELANIE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

EXHIBIT A

TRACT ONE:

4010 Clarksville Pike
Nashville, TN 37201

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

Tract 1:

Land in the 13th Civil District, being the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, Page 41, and as revised in Book 1130, page 54, said Register's Office, described according to a survey made by John M. Sullivan, County Surveyor, on August 31, 1948 and described as follows: Beginning on the easterly margin of Highway No. 112 at a point 554.1 feet South of the Northwest corner of said Tract No. 9; thence along and in the margin of the easterly side of Highway No. 112, 625.3 feet, more or less in a southerly direction to a point being the South corner of Tract No. 9; thence in a North-Easterly direction, N 12 degrees 56 minutes E, 741.6 feet, more or less to a point; thence in a westerly direction, N 86-1/3 degrees W, 52 feet to the point of beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Included in this description but expressly excluded here from is that property conveyed to Emerson B. Smith and wife, Mary E. Smith by deed of record in Book 1759, Page 239, said Register's Office, described as follows:

Beginning the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, Page 41, and as revised in Book 1130, Page 54, said Register's Office; Beginning at a point in the easterly margin of Highway No. 112, 774.1 feet South of the Northwest corner of Tract No. 9; thence in a southerly direction with the westerly margin of Highway No. 112, S 8 degrees 15 min. W, 425.3 feet to the point being the South corner of Tract No. 9; thence in a Northeasterly direction in Smith's fence line, N 12 degrees 56 min. E, 430.6 feet to a point; thence N 86 -1/3 deg. W, 30 feet to the point of beginning.

Tract 2:

A tract of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point 52 feet East of the Easterly margin of Highway No. 112; said point being the Northeast corner of the property conveyed to A.E. Krantz and wife, Agnes Krantz by deed of record in Book 1639, Page 297, said Register's Office; thence with Krantz East line S 12 degrees 15 minutes W, 219 feet, more or less, to the Northeast corner of Property conveyed to E.B. Smith and wife by deed from A.E. Krantz dated October 3, 1949; thence Eastwardly 40 feet to a point; thence Northwardly 217 feet to a 92 feet East of the Easterly margin of Highway No. 112; thence Westwardly 49 feet to the beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being the property conveyed to Southeast Investments, LLC by Quitclaim Deed from Eaton Family Properties in Instrument Number 20060825-0105352, dated August 22, 2006 and filed August 25, 2006, Register's Office of Davidson County, Tennessee and in Corrective Quitclaim

Deed of record in Instrument Number 20060825-0105352, dated August 22, 2006 and filed August 25, 2006 to correct Instrument Number 20051104-0134204, Register's Office for Davidson County, Tennessee.

Map 069 Group 04-0 Parcel 038.00

TRACT TWO:

131 General Jackson Lane
Hermitage, TN 37076

A certain tract or parcel of land located in Davidson County, 'Tennessee and being more fully described as follows, to-wit:

Being Unit No. 131 on the Plat of the Resubdivision of Jackson Meadow, Phase I, Section I, of record in Plat Book 6900, page 527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, together with undivided interest in all common areas.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Southeast Investments, LLC by Quitclaim Deed from Eaton Family Properties dated January 3, 2006 and filed January 3,
2006 of record in Instrument # 20060103-0000714, Register's Office for said
County.

Map 064 Group 16-0A Parcel 131.00CO

TRACT THREE:

131 Stirton Road
Nashville, TN

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 75.0 feet on the southerly margin of Stirton Road and extends back 474.8 feet on the easterly line and 432.2 feet on the westerly line to a broken line in the rear, measuring 73.99 feet thereon.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Southeast Investments, LLC by Quitclaim Deed from Eaton Instrument dated November 18, 2005 and recorded November 18, 2005 in Instrument # 20051118-0139864, Register's Office for said County.

Map 119 Group 02-0 Parcel 074.00

TRACT FOUR:

1707 23rd Ave. North
Nashville, TN 37208

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

Being lot No, 382 on the Plan of J. J., T. J. and G. W, Harding's Addition as of record in Plat Book 21, page 80, Register's Office for said County.

Said Lot No. 382 fronts 50 feet on the westerly side of 23rd Avenue North and runs back between parallel lines, with the northerly margin of an alley, 189 feet to an alley in the rear.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Southeast Investments, LLC, by Quitclaim Deed from Eaton Family Properties dated January 3, 2008 and filed January 3, 2008 of record in Instrument # 20060103-0000715 Register's Office for said County.

Map 081 Group 10-0 Parcel 239.00

TRACT FIVE:

719 Fourth Avenue South
Nashville, TN 37210

A certain tract or parcel of land located in Davidson County, Tennessee and being more fully described as follows:

Tract 1:

BEING the northerly 6 feet of Lot No. 44 and the southerly 24 feet of Lot Nos. 43 on the plan of Barrow's Grove, as of record in Book "S", Page 279, County Court. Said part of lots adjoin and front together 30 feet on the westerly side of Fourth Avenue, South formerly Cherry Street, and run back between parallel lines 165 feet to an alley. Being part of Lot No. 44 in the Plan of Barrow's Grove, in the City of Nashville which plan is of record in Book "S", Page 279, Register's Office, described as follows: BEGINNING on the southwestern margin of 4th Avenue South, formerly Cherry Street, 120 feet northwesterly from the corner of Ash and 4th Avenue, South, at a corner of a part of said Lot No. 44 sold by M. H. Howard to Wm. Smith; thence running with said Smith's line, southwardly 165 feet to his corner on an alley; thence northwesterly with the line of said alley, 30 feet; thence northeasterly and parallel with the first line, 165 feet to 4th Avenue South; thence southeastwardly with the line of 4th Avenue, South, 30 feet to the beginning, being the lot formerly owned by James Conlon.

Tract 2:

Being parts of Lot Nos. 44 and 45 on the Plan of Barrow's Grove, as of record in Book "S", Page 279, Register's Office for said County, described as follows: BEGINNING on the southwesterly margin of 4th Avenue, South, formerly Cherry Street, at a point 60 feet north of the northerly margin of Ash Street, being the northeast corner of the property devised to Carrie Ursula Nickel Tune, as Trustee and individually, et al, under the Will of A. Nickel, deceased of record in Will Book 41, Page 109, County Court for said County; thence with said Tune's northerly line, westwardly 165 feet to the easterly margin of an alley; thence with said alley, northwestwardly 60 feet to the southwest corner of the property conveyed to W. N. White by deed from Charles Dodd, et al, of record in Book 647, Page 230, said Register's Office; thence with White's southerly line, northeastwardly 165 feet to the southwesterly margin of 4th Avenue, South; thence with same, southeastwardly 60 feet to the beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Wilma J. Eaton by Quitclaim Deed from James W. Eaton, James K. Eaton and wife, Toni C. Eaton, dated November 26, 1986 and filed January 8, 1987 of record in Record Book 7100, Page 219, Register's Office for said County. SEE ALSO Warranty Deed of record in Book 5086, Page 933, Register's Office for said County.

Map 093 Group 15-0 Parcel 004.00

TRACT SIX:

520 Lafayette Street - Map 093 Group 10-0 Parcel 218.00

Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 128 and all of Lot No. 129 on the Plan of Barrow Grove, as of record in Book "S", Pages 279, 319, 612, and 697, Register's Office for said County.

Said Lot No. 129 and part of Lot No. 128 front together 70 feet on the easterly side of Sixty Avenue South and run back between parallel lines 210 feet to an alley.

510 Lafayette Street - Map 093 Group 14-0 Parcel 463.0

Land in Davidson County, Tennessee, being parts of Lots Nos. 127 and 128 on the Plan of Barrow Grove, as of record in Book "S", Pages 279, 319, 612, and 697, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr. Surveyor, November 11, 1947, as follows:

BEGINNING at a point in the southwesterly margin of Alley No. 71, 114.17 feet southerly from the intersection of the southwesterly margin of said Alley and the southerly margin of Lea Avenue; thence southwestwardly 60.3 feet to an iron pipe in the northeasterly margin of Lafayette Street (Extension); thence with the northeasterly margin of said Lafayette Street, of said Lafayette Street and the southwesterly margin of Alley No. 71; thence with the southwesterly margin of said Alley, northwestwardly, 70.9 feet to the beginning.

511-1 Lea Avenue - Map 093 Group 10-0 Parcel 216.00

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, Page 249, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Lea Avenue, formerly South Union Street, at the southwest corner of the property conveyed to Patsey Bradley, et al, by Deed from J. M. Overton and wife, of record in Book 315, Page 238, said Register's Office; thence with the southerly margin of said Avenue, westwardly 21 feet more or less, to the northeast corner of the property conveyed to B. D. Shriver by Deed from W. B. Redmond, Executor, of record in Book 1023, Page 509, said Register's Office; thence with Shriver's easterly line, southwardly 81 feet 6 inches to the northerly line of Lot 129 on the Plan of Barrow Grove Addition; thence with said line, eastwardly 21 feet, more or less, to Bradley's southwest corner; thence with Bradley's westerly line, northwardly 61 feet 5 inches, more or less, to the beginning.

511 Lea Avenue - Map 093 Group 10-0 Parcel 217.00

Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 on the Plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, Page 249, R.O.D.C., Tennessee, described as follows:

BEGINNING at the southwest corner of Lea Avenue, formerly South Union Street, and an alley, being the northeast corner of said Lot No. 4; thence with the southerly margin of said Avenue, westerly 37 feet 4 inches, more or less, to the northeast corner of a part of said lot conveyed by Overton to Rebecca G. Lindsley; thence with her easterly line, southerly 61 feet 5 inches, more or less, to the south line of said lot; thence with said line, easterly 48 1/4 feet, more or less, to the westerly margin of said alley; thence with the westerly margin of said alley, northerly 44 feet 2 inches to the beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Eaton Used Cars, Inc., by Quitclaim Deed from James K. Eaton and wife, Tori C. Eaton, dated January 12, 2006 and filed January 20, 2006 of record in Instrument # 20060120-0007789, Register's Office for said County. ALSO BEING the same property conveyed to James K. Eaton and wife, Toni C. Eaton by Quitclaim Deed from Eaton Used Cars, Inc., dated August 25, 2009 and filed August 27, 2009 of record in Instrument #20090827- 0080691, Register's Office for said County.

Together with the following property, rights, and interests as to all tracts:

(a) all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters;

(b) all right, title, and interest in and to all present and future leases of the property;

(c) all right, title, and interest in all present and future rents, revenues, income, issues, royalties, profits and other benefits derived from the property;

(d) all equipment, fixtures, and other articles of personal property now or hereafter owned, and now or hereafter attached or affixed to the property;

(e) all accessions, parts, and additions to, all replacements of, and all substitutions of, and all substitutions for, any of such property;

(f) all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the property; and

(g) all eminent domain proceeds.