BILL GARRETT, Davidson County
Trans:T20130012223 DEEDTRS
Recvd: 02/13/13 09:46 4 pgs
Fees:23.00 Taxes:3163.50
20130213-0014589

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C. (EHB)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Sai Oil, Inc. 701 Dickerson Pike Nashville, TN 37207	Same	82-6/40.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of November 29, 2012, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Sai Oil, Inc.

WHEREAS by Deed of Trust dated November 29, 2006, of record at Instrument No. 20061205-0149760, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), DYK Petro, Inc. conveyed to Joshua Reed, as Trustee, the hereinafter described real estate, to secure payment to of a promissory note dated November 29, 2006 (the "Note"); and

WHEREAS, the lawful holder of the Note, Community South Bank appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20120905-0079983, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Nashville Scene* that the property would be sold at

10:00 a.m. on October 4, 2012, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on September 13, 20, and 27, 2012, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, such sale date was postponed by announcement at the time and place of the scheduled sale, first to October 18, 2012; then to November 15, 2012; and then to November 29, 2012; and

WHEREAS, the real property described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1) and/or is subject to the right of this state to redeem the real property as provided for in T.C.A. § 67-1-1433(c)(1); and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, accepted the bid of Community South Bank at the price of $855,000.00, this being the highest, last and best bid;

WHEREAS, Community South Bank thereafter assigned its bid to Sai Oil, Inc., at the price of $855,000.00;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $855,000.00, by these presents do transfer to Sai Oil, Inc., its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

> Land lying in the 5th Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of MAPCO Petroleum, Inc., as of record in Book 10463, Page 830, Register's Office for Davidson County, Tennessee and being Lots 1, 2, & 3 on the plat of Dr. V.S. Lindsley's Addition to Edgefield, as of record in Book 57, Page 25, R.O.D.C., TN, and being more particularly described as follows:
>
> Beginning at a punch hole found in the concrete walk at the intersection of the easterly right-of-way of Dickerson Pike (US 31 W, SR. 11, formerly North First Street) and the northerly right-of-way of Grace Street (formerly Josephine Street); thence, with said easterly right-of-way, North 03° 15' 00" East, 150.00 feet to an iron pin found, said pin

being the southwesterly corner of the Charles V. Duncan, John L. Winchester property, as of record in Instrument No. 20000531-0053894, R.O.D.C., TN; thence, with said Duncan, Winchester property, South 85° 58' 00" East, 150.00 feet to an iron pin found in the westerly right-of-way of Alley No. 309; thence, with said Alley No. 309, South 03° 15' 00" West, 150.00 feet to an iron pin found in the said northerly right-of-way of Grace Street; thence, with said northerly right-of-way, North 85° 58' 00" West, 150.00 feet to the point of beginning and containing 22,498 square feet or 0.517 acres more or less.

Being the same property conveyed to DYK PETRO, INC., A NEW YORK CORPORATION from G & G HOTEL & MANAGEMENT, INC., by deed of record in Instrument No. 20061205-0149759, dated November 29, 2006, said Register's Office.

together with any and all other property, real and personal, which constitutes the Property as that term is defined in the Deed of Trust.

Property Address: 701 Dickerson Pike
Nashville, TN 37207

Parcel Id: 82-6/40.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the 11th day of February, 2013.

JOSEPH R. PROCHASKA
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public of said County and State, JOSEPH R. PROCHASKA, 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 to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 11th day of February, 2013.

Notary Public

CONNIE BEMBREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $855,000.00.

Affiant

Sworn to and Subscribed
before me this the 12th
day of February, 2013.

Notary Public

ANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON