BILL GARRETT, Davidson County
Trans:T20130041347 DEEDTRS
Recvd: 05/17/13 12:35 4 pgs
Fees:23.00 Taxes:4080.24
20130517-0049972

This Instrument Prepared By:
Joseph P. Rusnak
Tune, Entrekin & White, P.C.
Regions Center, Suite 1700
Nashville, TN 37238
(615) 244-2770

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Mortgagee: Map Parcel Numbers:

Chitwood Trust
c/o Mrs. Carole Chitwood, Co-Trustee and
Mr. H. H. Chitwood, Jr., Co-Trustee
2023 Hickory Hill Lane
Hermitage, TN 37076

Map 026-05

Parcel 132.00

Send Tax Bills: New Owner

FOR AND IN CONSIDERATION of the sum of $1,102,766.26 which represents the highest bid at the foreclosure sale held on May 16, 2013 at 1:00 p.m. at the south door of the courthouse in Davidson County, Tennessee pursuant to an appropriate notice of sale published in the The City Paper, a newspaper of general circulation, on April 26, May 3, and May 10, 2013, the undersigned, Joseph P. Rusnak, as substitute trustee, by written instrument recorded as Instrument No. 20130423-0040401, Register's Office for Davidson County, Tennessee, under the power and authority vested in me by a deed of trust executed by Garry Franks to Anita Daw Smith, Trustee, dated September 27, 1999, and recorded at Book 11680, Page 346 in the Register's Office of Davidson County, Tennessee, I hereby quitclaim and convey unto the Chitwood Trust, c/o Carole Chitwood and H. H. Chitwood, Jr., co-trustees of the Chitwood Trust, its heirs and assigns, all of my right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

All that certain piece or parcel of land with the building and improvements

thereon erected, situated and lying in the 10th Civil District of Davidson County, Tennessee, described according to a survey thereof made by E.L. Miller & Co., Surveyors, May 12, 1967, and beginning at an iron pin at the southwesterly corner of the intersection of the Old Two Mile Pike and Frances Street thence with the westerly margin of the Old Two Mile Pike South 22° 35' East 645 feet to a point; thence southeasterly with a curve having a radius of 475 feet 24.8 feet to a point; thence South 19° 25' East 137.9 feet to a point; thence southwesterly around a curve with a radius of 184.4 feet 205.2 feet to a point; thence westerly with a curve having a radius of 25 feet 39.3 feet to a point; thence North 45° 38' West 867.8 feet to a point; thence northwesterly with a curve having a radius of 1195.9 feet 51.5 feet to a point; thence North 2° 21' West 284.2 feet to an iron pin on the southerly margin of Frances Street; thence North 88° 15' East 447 feet to the point of beginning and containing 8.35 acres more or less.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY AND SPECIFICALLY EXCLUDED FROM THE DEMISED PREMISES embraced in this lease is the following parcel described as follows, to wit: Beginning at a monument located in the westerly margin of Two Mile Pike 24.8 feet south of a concrete monument marking the beginning of the relocation of Two Mile Pike; thence along the westerly margin of Two Mile Pike137.9 feet to a concrete monument; thence continuing along a curve with a radius of 209.40 feet curving southwesterly a distance of 205.2 feet to an iron pin marking the beginning of the intersection of Two Mile Pike as relocated and the proposed relocation of Frances Street; thence around a curve 39.3 feet to an iron pin located in the northwesterly margin of the relocated Frances Street; thence continuing with said northeasterly boundary 175 feet to a point; thence northeasterly 245 feet more or less to the point of beginning.

BEING the same property conveyed to Garry Franks by deed of record in Book 11680, page 341, Register's Office for Davidson County, Tennessee.

This is improved property located at 511 Two Mile Parkway, Goodlettsville, TN 37072.

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed on this 16 day of May 2013.

Joseph P. Rusnak, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,102,766.26.

Joseph P. Rusnak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa H. Hobbs a Notary Public of said County, Joseph P. Rusnak, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of May 2013.

NOTARY PUBLIC

TERESA H. HOBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires AUG. 17, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joseph P. Rusnak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 16th day of May 2013.

Notary Public

My Commission Expires:

TERESA H. HOBBS
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 17, 2015

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