THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, 305 Fourteenth Avenue, North, Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20130042772 DEEDTRS
Recvd: 05/22/13 12:10 3 pgs
Fees:18.00 Taxes:131.35
20130522-0051777

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
344 Keeton, LLC 1577 Woodmont Boulevard Nashville, Tennessee 37215	Same	Map 044-01-0 Parcel 020.00

WHEREAS, Burnace R. McDonald, unmarried, by deed of trust (the "Deed of Trust") dated August 11, 2009, transferred and conveyed to Hugh M. Queener, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20090903-0082941, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Substitute Trustee being of record in Instrument No. 20130423-0040022, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, as published in the Davidson A.M. newspaper on April 26, 2013, May 3, 2013 and May 10, 2013, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on May 22, 2013, at the front door of the Bridgestone Arena, 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, when and where 344 Keeton, LLC ("Grantee"), became the last and highest bidder for cash at the price of Thirty Five Thousand Five Hundred & No/100 ($35,500.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Substitute Trustee, hereby conveys the Property to the Grantee, 344 Keeton, LLC, and the Grantee's successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 22nd day of May, 2013.

LARRY D. CRAIG, as Substitute Trustee, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, Substitute Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 2013.

NOTARY PUBLIC

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 03-07-17

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,500.00

AFFIANT

Subscribed and sworn to before me this 22nd day of May, 2013.

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 03-07-17

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. "W" on the unrecorded map of the resubdivision of certain lots in Scenic View, not of record.

Said Lot "W" is a part of Lots 48 & 49 and is described as beginning at a point in the southwesterly margin of Keeton Avenue at a point 1,486.1 northwest from a concrete monument set at the beginning of a curve into Hillman Place, thence South 42 degrees 52' West 170.08 feet to a point; thence North 46 degrees 29' West 72' to a point; thence North 43 degrees 10' East 72.00 feet to the point of beginning.

Being the same property conveyed to Burnace R. McDonald by deed of record in Instrument No. 20090903-0082940, Register's Office for Davidson County, Tennessee.

This is improved property known as 344 Keeton Avenue, Old Hickory, Tennessee 37138.

Map 044-01-0, Parcel 020.00