Prepared By and Returnable to:
Bone McAllester Norton PLLC (kjr)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20130055227 DEEDTRS
Recvd: 06/28/13 15:09 8 pgs
Fees:43.00 Taxes:9544.78
20130628-0067022

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
IBP I, LLC 2500 Eastpoint Parkway Louisville, KY 40223	New Owner	033-00-0-021.00, 033-00-0-042.00, 033-00-0-291.00, 033-00-0-297.00

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated March 29, 2007, executed by Investors Land Partners II, L.P., to Old Republic Title Company of Tennessee, Trustee, of record in Instrument No. 20070329-0037819, Amended Tennessee Deed of Trust of record in Instrument No. 20070619-0073283, Second Modification to Deed of Trust of record in Instrument No. 20080129-0009257, Amendment to Deed of Trust of record in Instrument No. 20120503-0038307, and Modification to Deed of Trust of record in Instrument No. 20080129-0009257, Register's Office for Davidson County; and

WHEREAS, PBI Bank, Inc., the owner and holder of the Indebtedness secured by said Deed of Trust, replaced said Trustee by naming Jack F. Stringham II, Sam J. McAllester III, C. Tucker Herndon, and Gregory G. Vick, as Substitute Trustees by an instrument of record in Instrument No. 20121127-0108749, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Jack F. Stringham II, in his capacity as Substitute Trustee and not Individually ("Substitute Trustee"), caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust and applicable law, providing notice and advertising that said property would be sold at 1:00 o'clock p.m., prevailing time on Friday, December 21, 2012 on the steps of the Davidson County Courthouse, Public Square, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, the foreclosure sale was continued from time to time; and

WHEREAS, Jack F. Stringham II, Substitute Trustee personally appeared (or appeared by Designated Agent) on May 20, 2013 and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of Two Million Five Hundred Seventy-nine Thousand Six Hundred Sixty-nine and 96/100 Dollars by IBP 1, LLC, (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of Two Million Five Hundred Seventy-nine Thousand Six Hundred Sixty-nine and 96/100 Dollars ($2,579,669.96) cash in hand paid by the Buyer, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being a certain tract of land located in the City of Goodlettsville, Davidson County, Tennessee. Said tract being bounded on the North by Old Dickerson Pike, and the Wiley, Worrell, and Hahn and Snyder properties, on the East by Highland Heights Drive and Lot 7 of Rolling Meadows, on the South by Dickerson Pike, Echo Hill Joint Venture, Section Two Echo Hill Estates, and the Johnnie May Sircy, Norman Wayne Sircy etux, Studer, Cosnell, and Jones properties, on the West by Francis L, Martin and Trustees of the New Bethel Missionary Baptist Church, and being more particularly described as follows:

Beginning at an iron rod (old) with cap stamped Ragan Smith and Assoc., said iron rod (old) lying in the northerly right-of-way of Dickerson Pike and being the southwest corner of Lot 7 of Rolling Meadows, a Re-Subdivision of Section One Part Two of record in Plat Book 6250, Page 173, Register's Office for Davidson County, (R.O.D.C.) Tennessee and the southwest corner of herein described tract; thence,

With the northerly right-of-way of said Dickerson Pike for the next six (6) calls:

1. With a curve to the right having a central angle of 15 degrees 59 minutes 20 seconds, a radius of 2956.35 feet, a tangent length of 415.20 feet, an arc length of 825.00 feet, and a chord bearing and distance of South 37 degrees 09 minutes 04 seconds West, 822.33 feet to an iron rod (old); thence,

2. North 44 degrees 48 minutes 07 seconds West, 40.10 feet to an iron rod (old); thence,

3. With a curve to the right having a neutral angle of 09 degrees 31 minutes 34 seconds, a radius of 2916.35 feet, a tangent length of 243.00 feet, an arc length of 484.88 feet, and a chord bearing and distance of South 49 degrees 54 minutes 57 seconds West, 484.32 feet to an iron rod (old); thence,

4. South 35 degrees 24 minutes 10 seconds East, 40.01 feet to an iron rod (old); thence,

5. With a curve to the right having a central angle of 03 degrees 36 minutes 17 seconds, a radius of 2956.35 feet, a tangent length of 93.03, an arc length of 186.00 feet, and a chord bearing and distance of South 56 degrees 27 minutes 16 seconds West, 185.97 feet to an iron rod (old); thence,

6. South 58 degrees 17 minutes 30 seconds West, 1021.33 feet to an iron rod (old) with cap stamped Ragan Smith and Assoc., said iron rod (old) being the southeast corner of Francis L. Martin, etux of record in Record Book 6579, Page 723, (R.O.D.C.), Tennessee; thence,

7. Leaving the northerly right-of-way of said Dickerson Pike with the easterly line of said Martin property, North 33 degrees 38 minutes 43 seconds West, 202.06 feet to an iron rod (old) lying in the easterly property line of Johnnie May Sircy of record in Record Book 11137, Page 97, (R.O.D.C.), Tennessee, said iron rod (old) being the northerly comer of said Martin; thence,

8. Leaving the easterly line of said Martin property with the easterly line of said Sircy property, North 06 degrees 12 minutes 56 seconds East, 640.17 feet to an iron rod (old) with cap stamped Ragan Smith and Assoc., said iron rod (old) being the northeast corner of said Sircy property; thence,

9. With and beyond the northerly line of said Sircy property and the northerly line of the adjoining property of Norman Wayne Sircy and Wife, Joan Lynn Sircy of record in Instrument No. 200102060011584, (R.O.D.C.), Tennessee, South 88 degrees 34 minutes 05 seconds West, 277.30 feet to an iron rod (old), said iron rod (old) being the northwest corner of Johnnie May Sircy of record in Record Book 7011, Page 218, (R.O.D.C.), Tennessee and being the northeast corner of Eugene Studer and Gerald Studer Jr. of record in Instrument No. 200103220027852, (R.O.D.C.), Tennessee, passing an iron rod (old) at 100.93 feet, said iron rod (old) being the northeast corner of said Norman Wayne Sircy and the northwest corner of said Johnnie May Sircy, Book 11137, Page 97; thence,

10. With the northerly line of said Studer property, South 86 degrees 45 minutes 14 seconds West, 199.30 feet to an iron rod (old) with cap stamped Ragan Smith and Assoc.; thence,

11. Continuing with the northerly line of said Studer property South 85 degrees 02 minutes 39 seconds West, 178.40 feet to an iron rod (old) with cap stamped Ragan Smith and Assoc., said iron rod (old) being the northwest corner of said Studer property and being the northeast corner of Doyne Gosnell, etux of record in Record Book 7830, Page 90, (R.O.D.C.), Tennessee; thence,

12. Leaving the line of Studer with the northerly line of said Gosnell property, South 87 degrees 33 minutes 28 seconds West, 141.34 feet to an iron rod (old) with cap stamped Ragan Smith and Assoc.; thence,

13. With and beyond the northerly line of said Gosnell property and the northerly lines of the adjoining properties of Sylvia N. Jones and Randy L. Jones of record in Record Bonk 11107, Page 127, (R.O.D.C.), Tennessee end Echo Hill

Joint Venture of record in Record Book 7919, Page 877, (R.O.D.C.), Tennessee, South 86 degrees 55 minutes 31 seconds West, 641.83 feet to an iron rod (old) lying in the northerly line of said Echo Hill, passing an iron rod (old) at 274.78 feet, said iron rod (old) being the northwest corner of said Jones and the northeast corner of said Echo Hill Joint venture; thence,

14. With the northerly line of said Echo Hill property South 87 degrees 19 minutes 12 seconds West, 951.66 feet to an iron rod (old), said iron rod (old) being the northwest corner of said Echo Hill and the northeast corner of Section Two Echo Hill Estates of record in Plat Book 6900, Page 791, (R.O.D.C.), Tennessee; thence,

15. Continuing with the northerly line of said Echo Hill Estates, South 88 degrees 09 minutes 37 seconds West, 204.93 feet to an iron rod (old), said iron rod (old) being the southeast corner of Trustees of New Bethel Missionary Baptist Church of record in Record Book 8685, Page 659, (R.O.D.C.), Tennessee; thence,

16. Leaving the northerly line of said Echo Hill Estates with the easterly line of said New Bethel Church property, North 07 degrees 16 minutes 34 seconds West, 317.29 feet to a PK nail (old) lying in the centerline of Old Dickerson Pike, said PK nail (old) being the northeast corner of said New Bethel Church; thence,

17. Leaving the easterly line of said New Bethel Church with the centerline of Old Dickerson Pike for the next fourteen (14) calls;

18. North 75 degrees 17 minutes 41 seconds East, 447.82 feet to a Pk nail(old); thence,

19. With a curve to the left having it central angle of 07 degrees 09 minutes 16 seconds, a radius of 1574.58 feet, a tangent length of 98.44 feet, an arc length of 196.62 feet, and a chord bearing and distance of North 71 degrees 43 minutes 31 seconds East, 196.49 feet to a PK nail (old); thence,

20. North 68 degrees 07 minutes 06 seconds East, 208.43 feet to a PK nail (old); thence,

21. With a curve to the left having a central angle of 01 degrees 24 minutes 52 seconds, a radius of 6101.15 feet, a tangent length of 75.31 feet, an arc length of 150.61 feet, and a chord bearing and distance of North 68 degrees 53 minutes 11 seconds East, 150.61 feet to a PK nail (old); thence,

22. North 69 degrees 33 minutes 25 seconds East, 284.05 feet to a PK mail (old); thence,

23. With a curve to the left having a central angle of 01 degrees 19 minutes 42 seconds, a radius of 6444.52 feet, a tangent length of 74.71 feet, an arc length of 149.41 feet, and a chord bearing and distance of North 68 degrees 52 minutes 42 seconds East, 149.41 feet to a PK nail (old); thence,

24. North 68 degrees 13 minutes 54 seconds East, 284.05 feet to a PK nail (old); thence,

25. With a curve to the loft having a central angle of 08 degrees 56 minutes 07 seconds, a radius of 870.91 feet, a tangent length of 68.05 feet, an arc length of 135.82 feet, and a chord bearing and distance of North 63 degrees 46 minutes 12 seconds East, 135.68 feet to a PK nail (old); thence,

26. North 59 degrees 17 minutes 56 seconds East, 74.21 feet to a PK nail (old); thence,

27. With a curve to the left having a central angle of 32 degrees 06 minutes 17 seconds, a radius of 322.55 feet, a tangent length of 92.81 feet, an arc length of 180.74 feet, and a chord bearing and distance of North 43 degrees 13 minutes 06 seconds East, 178.38 feet to a PK nail (old), said PK (old) being the approximate intersection of said Old Dickerson Pike and Dry Creek Road; thence,

28. North 27 degrees 11 minutes 21 seconds East, 259.90 feet to a PK nail (old); thence,

29. With a curve to the left having a central angle of 10 degrees 13 minutes 59 seconds, a radius of 1116.81 feet, a tangent length of 100.00 feet, an arc length of 199.47 feet, and a chord bearing and distance of North 22 degrees 03 minutes 48 seconds East, 199.20 feet to a PK nail (old); thence,

30. North 16 degrees 59 minutes 23 seconds East, 100.00 feet to a PK nail (old); thence,

31. With a curve to the left having a central angle of 02 degrees 01 minutes 12 seconds, a radius of 3735.79 feet, a tangent length of 65.86 feet, an arc length of 131.71 feet, and a chord bearing and distance of North 15 degrees 59 minutes 58 seconds East, 131.70 feet to a PK nail (old), said iron rod (old) being the southwest corner of Hubert Lee Worrell III, Trustee of record in Record Book 9818, Page 502, (R.O.D.C.), Tennessee; thence,

32. Leaving the centerline of Old Dickerson Pike with the southerly line of said Worrell III property, South 83 degrees 01 minutes 51 seconds East, 239.29 feet to an iron rod (old), passing another iron rod (old) at 19.57 feet; thence,

33. Continuing with and beyond the southerly line of said Worrell III property, North 86 degrees 06 minutes 30 seconds East, 254.63 feet to an iron

rod (old) with cap stamped Ragan Smith and Assoc. lying in the southerly property line of Dirk G. Wiley and Wife, Sandra K. Wiley of record in Instrument No. 200009280096026, (R.O.D.C.), Tennessee; thence,

34. With and beyond the southerly line of said Wiley property and with the adjoining property of Dirk G. Wiley and Wife, Sandra K. Wiley of record in Record Book 11312, Page 611, (R.O.D.C.), Tennessee, North 74 degrees 30 minutes 47 seconds East, 721.08 feet to an iron rod (old) with cap stamped Ragan Smith and Assoc. lying in the westerly line of Susan B. Hahn and Stephen Andrew Snyder of record in Record Book 9575, Page 117, (R.O.D.C.), Tennessee, said Iron rod (old) being the southeast comer of said Wiley property; thence,

35. Leaving the southerly lines of said Wiley properties with the westerly line of said Hahn and Snyder property, South 19 degrees 42 minutes 33 seconds East, 93.21 feet to an iron rod (old), said iron rod (old) being the southwest earner of said Hahn and Snyder property; thence,

36. With the southerly line of said Hahn and Snyder property, North 69 degrees 56 minutes 15 seconds East, 260.12 feet to an iron rod (old) lying in the westerly 50 foot right-of-way of Highland Heights Drive, said iron rod (old) being the southeast corner of said Hahn and Snyder property; thence,

37. Leaving said Hahn and Snyder property with the westerly right-of-way of Highland Heights Drive, South 20 degrees 00 minutes 38 seconds East, 120.71 feet to on iron rod (old) with cap stamped Ragan Smith and Assoc.; thence,

38. With the proposed end of Highland Heights Drive, North 69 degrees 51 minutes, 07 seconds East, 25.00 feet to an iron rod (old) with cap stamped Ragan Smith and Assoc., said iron rod (old) lying in the westerly line of said Lot 7 of Rolling Meadows; thence,

39. With the centerline of Highland Heights Drive (unapproved and to be abandoned by the City of Goodlettsville) and with the westerly line of said Lot 7, South 20 degrees 03 minutes 34 seconds East, 262.73 feet to an Iron rod (old) with cap stamped Ragan Smith and Assoc.; thence,

40. With a curve to the left having a central angle of 40 degrees 47 minutes 55 seconds, a radius of 1076.07 feet, a tangent length of 400.17 feet, an arc length of 766.24 feet, and a chord bearing and distance of South 40 degrees 27 minutes 28 seconds East, 750.15 feet to an iron rod (old) with cap stamped Ragan Smith and Assoc.; thence,

41. South 60 degrees 50 minutes 43 seconds East, 218.74 feet to the Point of Beginning, containing 5,364,496 square feet or 123.152 acres, more or less, according to the above courses and distances.

Being part of the same property conveyed to INVESTORS LAND PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP, by deed from BVT WORRELL FARMS, LTD, A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20030722-0102620, dated July 17, 2003, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEEDS OF RECORD AS INSTRUMENT NOS. 20031001-0145054, 20070607-0068496 AND 20070607-0068497, REGISTER'S FOR DAVIDSON COUNTY, TENNESSEE.

The street addresses of the property are believed to be 0 Dry Creek Road, 15 Dry Creek Road, 0 Dickerson Pike, and 0 Old Dickerson Pike, Goodlettsville, Davidson County, Tennessee, but such addresses are not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its successors and assigns, forever.

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, its successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD "AS IS," "WHERE IS" AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 20th day of May, 2013.

Jack F. Stringham II, Substitute Trustee, and not Individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Jack F. Stringham II, Substitute Trustee and not Individually, the within named bargainor, 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 purposes therein contained.

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

Kimberley J Raymond
NOTARY PUBLIC

My Commission Expires: 3-3-14

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,579,669.96.

AFFIANT

Subscribed and sworn before me on this ___ day of May, 2013.

Kimberley J Raymond
NOTARY PUBLIC

My Commission Expires: 3-3-14

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY