BILL GARRETT, Davidson County
Trans:T20130090063 DEEDTRS
Recvd: 10/18/13 15:01 4 pgs
Fees:23.00 Taxes:99.53
20131018-0109248

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $26,900.00.

J. Frank Rudy, Jr.

Subscribed and sworn to before me on this 15th day of October, 2013.

Notary Public
My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

This Instrument Was Prepared By:
J. Frank Rudy, Jr.
Rudy, Wood, Winstead, Williams & Hardin, PLLC
1812 Broadway
Nashville, TN 37203

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
First Freedom Bank 1620 W. Main Street Lebanon, TN 37087	NEW OWNER	16400020400

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jerry Butler Builders, LLC, by Deed of Trust (the "Deed of Trust") dated March 30, 2010, of record, as Instrument Number 20100407-0025966, Register's Office for Davidson County, Tennessee, conveyed to First Freedom Bank and John R. Lancaster, Trustee, the hereinafter described real property to secure the payment of a certain Note (the "Note") described in the Deed of Trust, which Note was payable to First Freedom Bank; and

WHEREAS, First Freedom Bank is the current owner, holder and beneficiary of said Note aforesaid, secured by the Deed of Trust aforesaid; and

WHEREAS, the undersigned was appointed Successor Trustee by the owner and holder of the Note by an instrument of record as Instrument Number 20130916-0097379 in the Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean August 30, 2013, September 6, 2013 and September 13, 2013; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front steps of the Davidson County Courthouse in Nashville, Tennessee on or about 11:00 a.m., September 17, 2013, and First Freedom Bank being the highest and best bidder thereof, became the purchaser of said property for the sum of Twenty Six Thousand Nine Hundred and No/100 Dollars ($26,900.00).

NOW, THEREFORE, J. Frank Rudy, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in the 32nd Council District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the easterly right of way of Hobson Pike (State Route 171), said point also being the southwesterly corner of the Giacchino Spiezio, et ux property of record in Instrument Number DB -00004281-0000954, R.O.D.C., TN., said point also being the northwesterly corner of the herein described tract of land;

Thence, with boundary lines between Spiezio and subject property South 80° 30' 33" East a distance of 161.52 feet to a point;

Thence, South 81° 30' 12" East a distance of 94.83 feet to a point;

Thence, South 83° 10' 33" East a distance of 165.54 feet to a point;

Thence, South 08° 21' 57" West a distance of 227.71 feet to a point, said point also being the northwesterly corner of the Lakewalk, Section 2 subdivision of record in Instrument Number 20060209-0016039, R.O.D.C., TN;

Thence, leaving the Spiezio boundary lines and along boundary lines between Lakewalk and the subject property South 40° 05' 26" West a distance of 779.40 feet to a point;
Thence, South 80° 28' 17" West a distance of 30.00 feet to a point in the easterly right of way of Hobson Pike (State Route 171);

Thence, with said easterly right of way of Hobson Pike North 09° 31' 43" East a distance of 889.17 feet to the point of beginning, and containing 5.66 acres more or less.

Being the same property conveyed to JERRY BUTLER BUILDERS, LLC, a Tennessee limited liability company, by quitclaim deed from Jack Williams Construction Company, Inc. dated March 23, 2010, of record in Instrument No. 20100407-0025965, in the Register's Office for Davidson County, Tennessee. Reference is further made to instruments of record in Instrument No. 20030403-00442200 & Instrument No. 20100304-0016714, said Register's Office.

The Successor Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Successor Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Successor 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 Successor Trustee, and not individually, further covenants and binds himself 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 Successor Trustee, but no further otherwise, it being the intention of the Successor Trustee to convey to Buyer no greater title in the subject real estate than he received as Successor Trustee and that, as Successor 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 OF MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Successor Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied.

The above described property is hereby transferred subject to any and all unpaid taxes, any matter on any applicable recorded plat, restrictions, easements and building setback lines, and to any prior or superior liens, judgments or Deeds of Trust.

(SIGNATURE ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 15th day of October, 2013.

J. Frank Rudy, Jr., Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of October, 2013, before me personally appeared J. Frank Rudy, Jr., Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 15th day of October, 2013.



Notary Public

My Commission Expires: 8/23/2016