BILL GARRETT, Davidson County
Trans:T20130091259 DEEDTRS
Recvd: 10/24/13 09:48 4 pgs
Fees:23.00 Taxes:466.20
20131024-0110718

JONATHAN MICHAEL SCHWARTZ
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

This instrument was prepared by:
MEGAN E. TULL, Attorney at Law
2206 Spedale Court, Suite 1
Spring Hill, Tennessee 37174

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $126,000.00.

Affiant

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

Notary Public
My Comm. Expires: 9/23/16

New Owner Address	**Send Tax Bills To:**	**Map / Parcel:**
Ralph H. "Buddy" Peden **4348 S. Carothers Road** **Franklin, Tennessee 37064**	**Same**	**Map 158** **Portion of Parcel 50**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, **Matthew Allen Bright,** by Deed of Trust (the ***"Deed of Trust"***) dated March 16, 2007, of record as in Instrument No. 20070329-0037421, Register's Office for Davidson County, Tennessee, conveyed to **Key Title & Escrow Services, Inc., a corporation having its principal office in Williamson County, Tennessee**, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to **Ralph. H. "Buddy" Peden, Jr.**; and

WHEREAS, **Ralph H. "Buddy" Peden, Jr.**, (the ***"Buyer"***), by Sale of Note and Deed of Trust Agreement (the ***"Sale Agreement"***) dated June 30, 2008, of record in Instrument No. 20121109-0103717, Register's Office for Davidson County Tennessee, purchased loan documents from **Reliant Bank** (the ***"Seller"***) for all of the interest in the property belonging to **Matthew Allen Bright** (the ***"Borrower"***) for One Hundred Twenty – Six Thousand Dollars ($126,000.0); and

WHEREAS, by Appointment of Substitute Trustee dated November 9, 2012, of record in Instrument No. 20121109-0103718, Register's Office for Davidson County, Tennessee, **Ralph H. "Buddy" Peden, Jr.** appointed **MEGAN E. LIVINGSTONE** as the Substitute Trustee, pursuant to the authority contained in the Deed of Trust; and

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

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

WHEREAS, pursuant to instructions of the owner and holder, the Substitute 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 News* on October 16, October 17, and October 18, 2012; and

WHEREAS, the Substitute 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 of the Register of Deeds Office, at the corner of 6th and Broadway, at the Bridgestone Arena of Davidson County, Nashville, Tennessee at 10:30 a.m. on November 8th, 2012 announced, and held on November 15th, 2012, and **Ralph H. "Buddy" Peden, Jr.** (hereinafter "*Grantee*") being the highest and best bidder therof, became the purchaser of said property for an offset of *One Dollar ($1.00)* against the indebtedness owing to him by **Matthew Allen Bright** for Three Hundred Fifty Thousand Dollars ($350,000).

NOW, THEREFORE, MEGAN E. LIVINGSTONE, in her capacity as Substitute 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, **Ralph H. "Buddy" Peden, Jr.,** his heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

See attached "Exhibit A."

The address of the property is 1520 Old Hickory Boulevard, Brentwood, Tennessee, 37027.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Trustee, and not otherwise, has the power to convey the same, MEGAN E. LIVINGSTONE, as Trustee, and not otherwise, warrants the title to said property to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 22nd day of October, 2013.

Megan E. Livingstone

MEGAN E. LIVINGSTONE, *Substitute Trustee*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, MEGAN E. LIVINGSTONE, Substitute Trustee, the within named bargainor, with hom 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 purposes therein contained.

Witness my Hand and Notarial Seal at office in Spring Hill, Tennessee on this 22nd day of October, 2013.

NOTARY PUBLIC

My Comm. Expires: 8/23/16

JONATHAN MICHAEL SCHWARTZ
STATE OF TENNESSEE NOTARY PUBLIC
MAURY

EXHIBIT A

LAND LYING IN THE CITY OF FOREST HILLS, DAVIDSON COUNTY, TENNESSEE, AND BEING LOCATED NORTH OF OLD HICKORY BOULEVARD, AND WEST OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND BRIDLEWOOD LANE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID BEGINNING POINT BEING LOCATED SOUTH 87 DEGREES 18 MINUTES 28 SECONDS EAST 315.00 FEET, AND SOUTH 74 DEG 00 MIN 32 SEC EAST 10.30 FEET FROM THE NORTHWEST CORNER OF AN 11.862 ACRE TRACT CONVEYED TO MATTHEW ALLEN BRIGHT BY QUITCLAIM DEED FROM BETH ANN BRIGHT OF RECORD IN INSTRUMENT NUMBER 20040518-0057868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THENCE, FROM SAID POINT OF BEGINNING NORTH 12 DEG 09 MIN 16 SEC EAST 146.08 FEET TO A POINT; THENCE NORTH 20 DEG 54 MIN 55 SEC EAST 223.74 FEET TO A POINT IN THE SOUTH MARGIN OF A 30 FT. WIDE EASEMENT FOR A ROADWAY; THENCE WITH THE SOUTH MARGIN OF SAID 30 FT. WIDE EASEMENT SOUTH 59 DEG 49 MIN 30 SEC EAST 192.73 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 1 OF FOUR OAKS SUBDIVISION OF RECORD IN PLAT BOOK 4675, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WEST BOUNDARY LINE OF SAID LOT 1, SOUTH 3 DEG 55 MIN 29 SEC EAST 341.89 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSON BEING THE NORTHEAST CORNER OF THE AFORE MENTIONED 11.862 ACRE TRACT CONVEYED TO MATTHEW ALLEN BRIGHT; THENCE WITH THE NORTH LINE OF SAID 11.862 ACRE TRACT NORTH 74 DEG 00 MIN 32 SEC WEST 312.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.006 ACRES, MORE OR LESS, OR 87,380 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED AND EASEMENTS FROM WILLIAM IRBY BRIGHT, III AND WIFE, PATRICE HAMBY BRIGHT TO MATTHEW ALLEN BRIGHT, A MARRIED MAN AS RECORDED ON THE 1ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060801-0093361; PART OF QUITCLAIM DEED FROM WILLIAM IRBY BRIGHT, III TO DOUGLAS S. HALE, TRUSTEE AS RECORDED ON THE 19TH DAY OF APRIL, 2000 IN INSTRUMENT NO. 200004190039088 AND PART OF WARRANTY DEED FROM FRANK L. MAYCHE AND WIFE, MARY ELIZABETH MAYCHE TO W. IRBY BRIGHT, JR. AND WIFE, GRACE BRIGHT AS RECORDED ON THE 19TH DAY OF SEPTEMBER, 1947 IN BOOK 1518, PAGE 485, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.