| Address New Owner: | Send Tax Bills To: | Map/Parcel Number |
|---|---|---|
| Southeast Community Capital Corporation<br>d/b/a Pathway Lending<br>201 Venture Circle<br>Nashville, TN 37228 | Same | 11807012100 |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (EHB)<br>1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203 | | |

**SUCCESSOR TRUSTEE'S DEED**

WHEREAS, Duncan G. Rowe and wife, Jeannie R. Rowe, by Deed of Trust, Assignment of Leases and Security Agreement dated October 26, 2011, of record as Instrument No. 20111026-0083378, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), transferred and conveyed to Clinton B. Gwin, Trustee, the property described in Exhibit A, attached hereto and made a part hereof (the "Property"); and

WHEREAS, Emily H. Bowman has been appointed Successor Trustee by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20140403-0027754, in said Register's Office;

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 Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at ten o'clock ante meridian (10:00 a.m.), July 14, 2014, at the main door of the Davidson County Courthouse, located at 1 Public Square in Nashville, Tennessee, when and where **SOUTHEAST COMMUNITY CAPITAL CORPORATION D/B/A PATHWAY LENDING**, a Tennessee not-for-profit corporation ("Grantee"), became the last and highest bidder for cash at the price of Six Hundred Twenty Thousand and No/100 Dollars ($620,000.00).

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2014.

NOTARY PUBLIC
My Commission Expires: _____

BARBARA KIMMINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires AUG 17, 2015

BILL GARRETT, Davidson County
Trans:T20140050137 DEEDTRS
Recvd: 07/14/14 14:17 3 pgs
Fees:18.00 Taxes:2294.00
20140714-0061858

7/3399122.2
106321-301008

NOW, THEREFORE, in her capacity as Successor 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, Emily H. Bowman, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's successors and/or assigns.

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

Emily H. Bowman, as Successor 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 her. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

**The real property is commonly known as 632 West Iris Drive, Nashville, Davidson County, Tennessee.**

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

Dated this 14th day of July, 2014.

Emily H. Bowman, as Successor Trustee, and
not otherwise

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Emily H. Bowman, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of July, 2014.

Barbara Kimmins
Notary Public
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 17, 2015

7/3399122.2

**EXHIBIT "A"**

LAND in Davidson County, Tennessee, being Lot No. 12, Block "B", as shown on the Plan of Berry Hill Gardens, as of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 65.0 feet on the easterly margin of West Iris Drive and extends back 130.2 feet on the northerly line and 129.8 feet on the southerly line to a line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to DUNCAN G. ROWE AND WIFE, JEANNIE R. ROWE, by deed from RICHARD CHARLES HEAD AND ANGELA MARIE HEAD, AS TRUSTEES OF THE RICHARD CHARLES HEAD AND ANGELA MARIE HEAD REVOCABLE LIVING TRUST UNDER AGREEMENT EXECUTED FEBRUARY 5, 2002, of record as Instrument No. 20060905-0108822, dated August 31, 2006, said Register's Office.