BILL GARRETT, Davidson County
Trans:T20140091735 DEEDTRS
Recvd: 12/08/14 14:28 4 pgs
Fees:23.00 Taxes:2333.96
20141208-0112333

This Instrument Prepared By:
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No.
SA Group Properties, Inc. Attn: LM-CA-PFSA 9467 Milliken Avenue Rancho Cucamonga, CA 91730	Same	135-14-0-B-091.00CO

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $630,800.00.

Subscribed and sworn to before me, this 8th day of December, 2014.

BRENDA C. SUAREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public

My Commission Expires: March 7, 2017

WHEREAS, by Third Construction Tennessee Deed of Trust, Security Agreement and Assignment of Rents and Leases (Including Fixture Filing Under Uniform Commercial Code) ("Deed of Trust"), Razaak A. Ademosu and Linda L. Ademosu (the "Borrower") conveyed the hereinafter described real property (the "Property") to Brenda R. Lehman (the "Trustee") and as recorded as Instrument No. 20060110-0003384 in the Register's Office of Davidson County, Tennessee (the "Register's Office"), to secure the Promissory Note dated December 6, 2005 in the original principal amount of $1,298,500.00 being payable to the order of U.S. Bank National Association ("US Bank") (the "Note"), and all other indebtedness then owed or to be incurred by Borrower to US Bank, together with all amendments thereto and extensions thereof; and

WHEREAS, the Deed of Trust was subsequently assigned to SA Properties Group, Inc., as evidenced by that certain Assignment of Third Construction Tennessee Deed of Trust, Security Agreement and Assignment of Rents and Leases (Including Fixture Filing under Uniform Commercial Code) dated September 18, 2014 which is recorded as Instrument No. 2014-0918-0085904 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto and extensions thereof; and

WHEREAS, US Bank, as the lawful holder of the Note and Deed of Trust, appointed FBT of Tennessee, Inc. to serve as Substitute Trustee in place of the Trustee in accordance with the terms of the Deed of Trust by instrument as recorded as Instrument No. 20130506-0045669 in said Register's Office; and

WHEREAS, default was made in the payment of the Note and in the performance of the covenants made in said Deed of Trust, by reason of which the entire balance of the Note is due and payable and notice was given of such default to Borrower, and as a result of such default and failure of Borrower to cure, US Bank directed the Substitute Trustee to advertise and sell the Property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said direction, the Property was advertised for sale by the Substitute Trustee, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on September 8, 2014, at 11:00 a.m. at the front door of the County Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, which was then postponed until September 30, 2014 at 11:00 a.m. at the front door of the County Courthouse, 1 Public Square, Nashville, Davidson County, which was then postponed until October 30, 2014 at 11:00 a.m. at the front door of the County Courthouse, 1 Public Square, Nashville, Davidson County, which was then postponed until November 13, 2014 at 11:00 a.m. at the front door of the County Courthouse, 1 Public Square, Nashville, Davidson County, and

WHEREAS, at the latter time and place mentioned above, the Substitute Trustee offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder), free from the equity of redemption and all other rights of redemption, statutory or otherwise, homestead, dower, and all other exemptions and marital rights, all of which are expressly waived by the Deed of Trust, at which sale, SA Group Properties, Inc. was the highest and best bidder and became the purchaser of said property at and for the sum of Six Hundred Thirty-Thousand Eight Hundred ($630,800.00) Dollars ("Purchase Price"); and

WHEREAS, the Purchase Price amount having been applied in payment of the advertising charges, attorneys' fees, and all other costs of sale, and the balance applied as payment or credit on the Note and other indebtedness thereby secured;

NOW, THEREFORE, in consideration of the Purchase Price paid, the receipt of which is hereby acknowledged, the undersigned, on behalf of FBT of Tennessee, Inc., as Substitute Trustee, exercising the power and authority vested in the Substitute Trustee, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell, transfer and

convey unto SA Group Properties, Inc. as grantee (the "Grantee"), the following described Property:

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS:

BEING LOT 2 ON THE PLAN ENTITLTED "AN AMENDMENT TO THE FINAL PLAT PHASE ONE RANSOM PLACE" OF RECORD IN BOOK 7900, PAGE 638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RAZAAK ADEMOSU AND WIFE, LINDA L. ADEMOSU, BY SPECIAL WARRANTY DEED FROM CRACKER BARREL OLD COUNTRY STORE, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20000627-0064024, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN: 2241 MURFREESBORO PIKE, NASHVILLE, TENNESSEE, 37217

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable right of redemption, statutory right of redemption, marital share and all other exemptions and redemptive rights of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, in his capacity as agent of the Substitute Trustee and not individually, does hereby transfer, assign, and set over unto SA Group Properties, Inc., their successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as agent of such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes or all liens, taxes, easements, restrictions, encumbrances or other matters which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 8th day of December, 2014.

FBT of Tennessee, Inc.
Substitute Trustee

By: Jason M. Bergeron

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brenda Massaro, a Notary Public in and for the said county and State, the within named bargainor, Jason M. Bergeron, agent of the Substitute Trustee, with whom I am personally acquainted, (or who 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 office this 8th day of December, 2014.

BRENDA MASSARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: March 7, 2017

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