Address New Owner:	Tax Bills To:	Map/Parcel Number
State Bank & Trust Company Buckhead Tower at Lenox Square 3399 Peachtree Rd., NE 18th Floor Atlanta, GA 30326	Same	Map/Parcel No: 168-00-0-080.00
This instrument prepared by: Bradley Arant Boult Cummings, LLP (CSS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Sunrise Mkt, Inc., a Tennessee corporation, by Deed of Trust and Absolute Assignment of Leases dated August 7, 2007, of record as Instrument No. 20070815-0097455, and assigned by that certain Assignment of Deed of Trust and Loan Documents of record as Instrument No. 20130416-0037530, Register's Office for Davidson County, Tennessee (as assigned, the "Deed of Trust"), transferred and conveyed to Joseph B. Pitt, Jr., Trustee, the property described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, a Successor Trustee has been appointed 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. 20150107-0001824, 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.), April 8, 2015, at the main door of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, when and where

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $500,000.00.

Affiant

BRENDA L. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

Subscribed and Sworn to before me, this the 8th day of April, 2015.

NOTARY PUBLIC
My Commission Expires: 11-12-2018

7/3577259.1
201061-301001

BILL GARRETT, Davidson County
Trans:T20150030823 DEEDTRS
Recvd: 04/23/15 11:18 4 pgs
Fees:23.00 Taxes:1850.00
20150423-0036446

STATE BANK AND TRUST COMPANY, a Georgia banking corporation ("Grantee"), became the last and highest bidder for cash at the price of Five Hundred Thousand and 00/100 Dollars ($500,000.00).

NOW, THEREFORE, in his 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, Charles S. Sanger, Successor Trustee, hereby conveys the Property to Grantee and Grantee's successors and/or assigns.

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

Charles S. Sanger, 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 him. 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 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.

This is improved property located at 8993 Highway 100, Nashville, Davidson County, Tennessee.

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

[Signatures on following page]

Dated this 8th day of April, 2015.

Charles S. Sanger, Trustee

Charles S. Sanger, as Successor Trustee, and
not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brenda L. Farmer, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of April, 2015.

BRENDA L. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

Brenda L. Farmer

Notary Public
My Commission Expires: 11-12-2018

7/3577259.1
201061-301001

EXHIBIT "A"

Land in Davidson County, Tennessee, being further described as follows:

Being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being the property conveyed to Tina Marie Anderson by instrument of record in Book 8632, Page 493, Registers Office for Davidson County, Tennessee and being more particularly described according to a survey by Benny M. Cantrell, Tennessee RLS #1638, dated June 11, 2005 as follows:

Beginning at a point in the southerly right of way line of Highway 100, said point being the northwesterly corner of property conveyed to Timothy L. Anderson and wife, Tina Anderson by instrument of record in Book 10844, page 79, Registers Office for Davidson County, Tennessee and being the northeasterly corner of the herein described tract; thence leaving said right of way line with the westerly line of said Timothy Anderson property South 12 degrees 30' 00" East 1853.94 feet to an existing iron pin; thence, leaving said westerly line with the northerly line of property conveyed to the Chamundi/Hirayna and Saraswathi Devi Gowda Charitable Trust by instrument of record as instrument No. 20001102-0108991, Register's Office for Davidson County, Tennessee, South 82 degrees 53' 53" West 216.67 feet to an iron rod; thence leaving said northerly line with the easterly line of property conveyed to Gowda and Bhat Family Limited Partnership by instrument of record in Book 10659, page 45, Registers Office for Davidson County, Tennessee, North 13 degrees 03' 00" West 8121.76 feet to an existing iron pin located in the southerly right of way line of Highway 100; thence leaving said easterly line with the southerly right of way line of Highway 100 North 72 degrees 52' 00" East, 28.62 feet to an iron rod; thence continuing South 17 degrees 08' 00" East, 7.00 feet to an existing concrete monument; thence North 72 degrees 52' 00" East 204.75 feet to an existing iron pin and the point of beginning.

Being the same property conveyed to SUNRISE MKT, INC., A TENNESSEE CORPORATION, by deed from JP INTERNATIONAL, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20070815-0097454, dated August 7, 2007, said Register's Office.