PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Paul G. Obiefuna

GRANTEE(s)
J & J Group, L.L.C.,1784 W.Northfield Blvd. #292, Murfreesboro, TN 37219

Instr:200008010075744 Page: 1 OF 3
REC'D FOR REC 08/01/2000 10:32:37AM
RECORD FEE: $15.00
ST. TAX: $0.00 T. TAX: $218.65

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 21, 1986 and recorded on April 28, 1986 at Book 6839, Page 952 in the Register's Office of DAVIDSON County, Tennessee, Stephen P. Lee, and Linda J. Lee conveyed to Tim N. Taylor, as Trustee for Capitol Mortgage Corporation, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on June 5, 2000 as Instrument No. 200006050055373 in the Register's Office of DAVIDSON County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on June 29, 2000 at the DAVIDSON County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to J & J Group, L.L.C.,1784 W.Northfield Blvd. #292, Murfreesboro, TN 37219, at and for the sum of $59,095.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by J & J Group, L.L.C.,1784 W.Northfield Blvd. #292, Murfreesboro, TN 37219 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said J & J Group, L.L.C.,1784 W.Northfield Blvd. #292, Murfreesboro, TN 37219, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Indian Mound Subdivision of record in Book 5800, Page 92, Register's Office for Davidson County,

Tennessee to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to the Grantor(s) herein by deed of record in Book 6071, Page 998, Register's Office for Davidson County, Tennessee.

Commonly known as: 4829 Blue Springs Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto J & J Group, L.L.C.,1784 W.Northfield Blvd. #292, Murfreesboro, TN 37219, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 10th day of July, 2000.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 10th day of July, 2000, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

VICTOR WALLACE Notary Public
Pulaski County State of Arkansas
My Commission Expires Dec. 20, 2008

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,095.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 10th day of July, 2000, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free

act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

VICTOR WALLACE Notary Public
Pulaski County State of Arkansas
My Commission Expires Dec. 20, 2008

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
J&J Group, L.L.C.
1784 W. Northfield Blvd. #292
Murfreesboro, TN 37219

Parcel No. 133-16-0-227.00

Loan No. 6278297
FHA No. 4831122762703

DSTDeedforPMI_DVance_000707_1114

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388