RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Milton Jarrett and Stephanie Jarrett

GRANTEE(s)
Leon Buggs

Davidson County DEEDTRS
Recvd: 10/09/01 09:25 3pgs
Fees:18.00 Taxes:212.75
20011009-0109662

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 25, 1998 and recorded on March 2, 1998 at Book 10815, Page 669 in the Register's Office of DAVIDSON County, Tennessee, Milton Jarrett, and Stephanie Jarrett conveyed to Tim King, as Trustee for First Capital 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 April 27, 2001 as Instrument No. 20010427-0042722 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 May 2, 2001 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 Leon Buggs, 209 Macfie Dr., Madison, TN 37115, at and for the sum of $57,500.00, 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 Leon Buggs, 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 Leon Buggs, their 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. 138 on the Plan of Haynes Manor, Section I, as of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee. Said Lot No. 138 fronts 72.0 feet on the Northerly side of Crouch Drive and extends back 110.0 feet on the Westerly line 101.8 feet on the

Easterly line to a dead line, which is a broken line measuring 98.6 feet thereon.

Commonly known as: 3814 Crouch Drive, Nashville, TN 37207

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 Leon Buggs, and unto their successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 28 day of September, 2001.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 28th day of September, 2001, 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:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $57,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leon Buggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00
Leon Buggs
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 20 01.
Elaine Matlock
Deputy Register

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this _____ day of _____, 2001, before me, a notary public within and for the county and state aforesaid, personally appeared Leon Buggs 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: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Leon Buggs
209 Macfie Drive
Madison, TN 37115

Parcel No. 59-14-188.00

Loan No. 0001709633

DSTDeedforPMI_SBeets_010517_1634

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