RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Curtis Brdar; and Carlotta Brdar

GRANTEE(s)
Chris D. Thoeny

Davidson County DEEDTRS
Recvd: 04/01/02 13:34 3pgs
Fees:18.00 Taxes:458.80
20020401-0039157

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 28, 1986 and recorded on September 5, 1986 at Book 6971, Page 332 in the Register's Office of Davidson County, Tennessee, Herman M. Mathias conveyed to D. Gene Merrill and/or Frederick E. Brooks, both of Fairfax County, as Trustee for Atlantic Coast Mortgage Company, a Virginia 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 January 22, 2002 as Instrument No. 20020122-0008751 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 March 6, 2002 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 Chris D. Thoeny, at and for the sum of $124,000.00, 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 Chris Thoeny, 6673 R 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 Chris D. Thoeny, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number 206 on the Plan of Phase I, Westchase Condominium Apartments, of record in Book 5200, page 578, Register's Office for said County, which plan and record thereof are incorporated herein

and made a part hereof by reference. Being the same property conveyed to the Grantors herein by deed of even date being recorded simultaneously herewith. There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Phase I, Westchase Condominium Apartments, as said areas are set forth and defined in Master Deed of record in Book 6097, page 266, first amendment Book 6112, page 677, second amendment Book 6341, page 380, and third amendment Book 6866, page 362, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars. Should the Veterans Administration fail or refuse to issue its Guaranty of the loan secured by the Deed of Trust under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee herein may at its option declare all sums secured by the Deed of Trust immediately due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided. This Deed of Trust is given to secure payment of a purchase money loan and is made simultaneously with the Deed granting the subject property to the borrower.

Commonly known as: 206 Westchase Drive, Nashville, Tennessee 37205

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 Chris D. Thoeny, 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 6 day of Mar, 2008.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 6 day of Mar, 2008, 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.

Lena M. Nagle
Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

W&A No. 717-201866

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 $124,000.00, ~~which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale~~.

Chris D. Thoeny

ACKNOWLEDGMENT

STATE OF ~~ARKANSAS~~ Tennessee
COUNTY OF ~~PULASKI~~ Davidson

On this 1st day of April, 2002, before me, a notary public within and for the county and state aforesaid, personally appeared ~~Robert M. Wilson, Jr.~~ Chris D. Thoeny, 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: 6-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chris D. Thoeny
6673 River View Drive
Nashville, TN 37209

Parcel No. 116-0-0-F-8.00 CO

VA No. 16-20-2-0353738

DSTDeedforPMIFEDTAX_Rbell_020318_1523

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

W&A No. 717-201866