SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $74,175.37.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 14th day of November, 2002.

Notary Public

My commission expires: 5-18-09

ANGEL A. WEBER NOTARY PUBLIC PULASKI COUNTY AR COM. EXP. 5-18-2009

Davidson County DEEDTRS
Recvd: 11/20/02 11:49 3pgs
Fees:18.00 Taxes:274.45
20021120-0144085

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
James B. Nutter & Company
P.O. Box 10346
Kansas City, MO 64171-9936

Send Tax Bills To:
James B. Nutter & Company
P.O. Box 10346
Kansas City, MO 64171-9936

Map-Parcel Nos.
Parcel #:161-01-O-A-11.00 CO
& 161-01-A-61.00 CO

WHEREAS, Joseph Garth Russell, by Deed of Trust (the "Deed of Trust") Dated May 23, 2001, of record as Instrument No. 20010810-0086469, in the Register's office for Davidson County, Tennessee, conveyed to Transcontinental Title, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to James B. Nutter & Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20021010-0123954 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on October 24, 2002, October 31, 2002, and November 7, 2002; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. on November 14, 2002, and James B. Nutter & Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Seventy Four Thousand, One Hundred Seventy Five Dollars and Thirty Seven Cents ($74,175.37).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as 5312 Edmondson Pike #5, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of November, 2002.

as Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT S. COLEMAN, JR., with whom I am personally acquainted and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 14th day of November, 2002.

My Commission Expires:
5-18-09

ANGEL A. WEBER COM. EXP. NOTARY PUBLIC 5-18-2009 PULASKI COUNTY, AR

Notary Public

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Unit No. 5312-#5 as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with Garage No. 11 as shown on said Plat, together with undivided interest in the common elements of the Danbury Homeowners' Association, all as described in Book 6612, Page 75, et seq., said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph Garth Russell, by Warranty Deed from James D. Kay, Jr., by Jon S. Kay, his attorney in fact, John Scott Kay, Elaine M. Kay, by Jon S. Kay, her attorney in fact, and Nancy C. Kay, by Jon S. Kay, her attorney in fact, dated March 31, 2000, recorded April 4, 2000, of record as Instrument No. 200004040033638, Register's Office for Davidson County, Tennessee.