PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Paula J. Holder

GRANTEE(s)
Andrew Regg

Davidson County DEEDTRS
Recvd: 12/31/02 11:06 3pgs
Fees:18.00 Taxes:206.42

20021231-0162523

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 30, 1998 and recorded on July 2, 1998 at Book 11004, Page 706 in the Register's Office of Davidson County, Tennessee, Paula J. Holder conveyed to Larry D. Craig, Attorney, of Davidson County, TN, as Trustee for Franklin American Mortgage Company, 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 December 5, 2002 as Instrument No. 20021205-0150342 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 December 18, 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 Andrew Regg, at and for the sum of $55,790.25, 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 Andrew Regg 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 Andrew Regg, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Situated in Davidson County, Tennessee, being Unit Number 83 on the Plan of Monticello Manor, of record in Plat Book 6250, Page 551, Register's Office for said County, to which reference is made for a more complete description. Being the same property conveyed to the Grantors herein by deed of even date being recorded simultaneously herewith.

Commonly known as: 588 Thomas Jefferson Circle, Madison, Tennessee 37115

W&A No. 726-202993

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 Andrew Regg, 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 18 day of Dec, 2002.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 18 day of Dec, 2002.

Lena M. Nagle
Notary Public

My Commission Expires:

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

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 $55,790.25, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew Regg
Andrew Regg

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,790.25
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December 2002.
Deputy Register

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Andrew Regg
1139 Kimberly Dr.
Goodlettsville, TN. 37072

Parcel No. 34-5A-83

DSTDeedforPMI_BBoone_021218_1509

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