RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Duncan L. Lavigne and Fay W. Lavigne

GRANTEE(s)
A. Robert Thoeny and Heidi A.C. Thoeny

Davidson County DEEDTRS
Recvd: 04/09/03 14:07 3pgs
Fees:18.00 Taxes:832.50
20030409-0047361

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 10, 1998 and recorded on December 22, 1998 at Book 11264, Page 68 in the Register's Office of Davidson County, Tennessee, Duncan L. Lavigne, and Fay W. Lavigne conveyed to Arnold M. Weiss, Attorney, as Trustee for America's Wholesale Lender, 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 12, 2002 as Instrument No. 20020612-0071287 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 19, 2003 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 A. Robert Thoeny and Heidi A.C. Thoeny, at and for the sum of $225,001.00, 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 A. Robert Thoeny and Heidi A.C. Thoeny 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 A. Robert Thoeny and Heidi A.C. Thoeny, 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 Number 170 on the plan of Section I, Oak Hill Estates, as of record in Book 3700, Pages 118, 119, and 120, Register's Office for said county. Said lot fronts 173.64 feet on the North side of Forest Hills Drive and extends back 400 feet on the West line and 426.95 feet on the East line, to a broken line in the rear and measures 244.79 feet thereon. Being the same property conveyed to Duncan L. LaVigne and wife, Fay W. LaVigne by deed from Barbara L. Sherlock, a single person of record in Book 7920 Page 72 Register's Office for Davidson County, Tennessee.

Commonly known as: 828 Forest Hills Drive, Nashville, Tennessee 37220

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 A. Robert Thoeny and Heidi A.C. 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 19 day of March, 2003.

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, Arkansas this 19 day of March, 2003.

Notary Public

My Commission Expires:

Angela Y. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

FORM FOR OATH

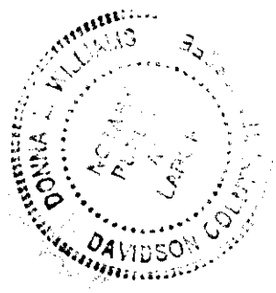
I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

A. Robert Thoeny

Heidi A.C. Thoeny

W&A No. 726-202489

ACKNOWLEDGMENT



STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heidi A.C Thoeny, A. Robert Thoeny 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, Arkansas~~ Nashville Tennessee this 09 day of Apr. 1, 2003.

Donna L Williams
Notary Public

My Commission Expires: My Commission Expires March 27, 2004

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
A. Robert or Heidi A.C. Thoeny
1312 Falkirk Court
Nashville, TN 37221

Parcel No. 160-01-11

DSTDeedforPMI_KAlston_030327_2051

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. 726-202489