PREPARED BY WILSON + ASSOCIATES

PICK-UP

Davidson County DEEDTRS
Recvd: 04/29/03 11:52 2pgs
Fees:13.00 Taxes:213.49

20030429-0057105

119-15-0
153.00

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Phillip W. Maddox, Sr.

GRANTEE(s)
Capital Journey LLC

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 15, 2001 and recorded on May 22, 2001 as Instrument No. 20010522-0052675 in the Register's Office of Davidson County, Tennessee, Phillip W. Maddox, Sr. conveyed to Stewart Title Guaranty Company, as Trustee for Suntrust Mortgage, Inc., 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 March 19, 2003 as Instrument No. 20030319-0036027 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 26, 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 Capital Journey LLC, at and for the sum of $57,700.00, 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 Capital Journey LLC 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 Capital Journey LLC, 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 11 on the Map of Neese Heights, as of record in Book 1424, Page 114, Register's Office for said County. Said Lot number 11 fronts 100 feet on the South side of Neese Drive and runs back between lines 172.9 feet on the West line and 172.88 feet on the East line to a dead line in the rear on which it measures 100 feet. Being the same property conveyed to Phillip W. Maddox Sr. by deeds being recorded simutaneously herewith.

Commonly known as: 123 Neese Drive, Nashville, Tennessee 37211

W&A No. 845-203076

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 Capital Journey LLC, 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 26 day of Mar, 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 26 day of Mar, 2003.

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 $57,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

for Capital Journey
Capital Journey LLC

New Owner / Tax Bills
Capital Journey LLC
201 Thompson Lane
Suite 200
Nashville, TN 37211