RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Paul Raymond Keyes

GRANTEE(s)
Keith Merryman

Davidson County DEEDTRS
Recvd: 04/30/03 10:10 3pgs
Fees:18.00 Taxes:273.80
20030430-0057650

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 24, 2000 and recorded on March 30, 2000 as Instrument No. 200003300031748 in the Register's Office of Davidson County, Tennessee, Paul Raymond Keyes conveyed to Linda S. Harris, Davidson County, as Trustee for Franklin Mortgage Funding, 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 April 15, 2003 as Instrument No. 20030415-0050092 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 April 9, 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 Roy Huddleston, at and for the sum of $74,001.00, 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 Roy Huddleston 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 Keith Merryman, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land situated in the city of Hermitage, Davidson County, Tennessee described as: Land in Davidson County, Tennessee, being Lot Number 1015 on the Plan of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee. Said Lot Number 1015 fronts 80 feet on the Westerly Margin of Bonnalake Drive and runs back between lines measuring 175.77 feet on the Northerly line and 160.22 feet on the Southerly line to a dead line in the rear measuring 81.38 feet thereon. Being the same property conveyed by deed of even date and being recorded simultaneously herewith.
>
> Commonly known as: 7007 Bonnalake Drive, Hermitage, Tennessee 37076

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 Keith Merryman, 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 9 day of Apr, 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 9 day of Apr, 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 $74,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Keith Merryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74001.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 2003.

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 Little Rock, Arkansas this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Keith Merryman
5929 South New Hope Road
Hermitage, TN 37076

Parcel No. 74-08-257.00

DSTDeedforPMI_KAlston_030422_ 921

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