**RECORDING LEGEND**

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Andrea Delores Whitelow**

**GRANTEE(s)**
**Leon Buggs**

Davidson County DEEDTRS
Recvd: 07/30/03 10:14 3pgs
Fees:18.00 Taxes:271.95

20030730-0107329

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 26, 1999 and recorded on September 1, 1999 at Book 11043, Page 740 in the Register's Office of Davidson County, Tennessee, Andrea Delores Whitelow conveyed to John Lowe, as Trustee for EQCC of TN, 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 October 21, 2002 as Instrument No. 20021021-0128918 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 November 6, 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 Leon Buggs, at and for the sum of $73,500.00, 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 Leon Buggs 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 Leon Buggs, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 774 on the Plan of Parkwood Estates, Section 4, as of record in Book 330, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Raymond Leon Whitelow, Jr. and wife, Andrea Delores Whitelow by deed from Brenda D. Henderson, Co-Executrix for the Estate of Ras Coleman, Jr. dated January 7, 1991 and filed for record in Book 8276, Page 819, Register's Office for Davidson County, Tennessee.

Commonly known as: 3241 Masonwood Drive, Nashville, Tennessee 37207

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 Leon Buggs, 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 6 day of Nov, 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 6 day of Nov, 2002.

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 $73,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leon Buggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00
Leon Buggs
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF June 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Leon Buggs
209 Macfie Drive
Madison, TN 37115

Parcel No. 50-10-20.00

DSTDeedforPMI_KAlston_021111_1245

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