RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lowell Eugene Porter and Carolyn L. Porter

GRANTEE(s)
LTF Investments LLC

Davidson County DEEDTRS
Recvd: 08/07/03 14:30 3pgs
Fees:18.00 Taxes:186.85
20030807-0112739

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 19, 1986 and recorded on November 20, 1986 at Book 7046, Page 255 in the Register's Office of Davidson County, Tennessee, Lowell Eugene Porter, and Carolyn L. Porter conveyed to Billy Bushulen and Sandra Vaughan, as Trustee for Administrator of Veterans' Affairs, an Officer of the United States of America, 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 July 15, 2003 as Instrument No. 20030715-0098696 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 July 23, 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 LTF Investments LLC, at and for the sum of $50,500.00, 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 LTF Investments 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 LTF Investments 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 No. 45 on the Plan of E. B. Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, Register's Office for said County, to which plan reference is hereby made for a more particular description of said property. This conveyance is made subject to the following: 1. A 15 foot right-of-way easement for ingress and egress across the rear portion of Lot 45 as retained in the Deed to Jimmy A. Mercer and wife, Pearly J. Mercer of record in Book 6010, page 695, said Register's Office. 2. The survey of R. L. Montoya dated December 15, 1982, discloses that the concrete strip encroaches on the private drive. Being the same property conveyed to Grantors by deed from Thomas K. Turnage, Administrator

of Veterans Affairs, dated November 7th, 1986, delivered and recorded simultaneously with this instrument, in the Register's Office of Davidson County, Tennessee in Book 7046, Page255.

Commonly known as: 3618 Baxter Avenue, Nashville, Tennessee 37216

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 LTF Investments 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 23 day of July, 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 23 day of July, 2003.

Lena M. Nagle
Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-201

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 $ 50,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LTF Investments LLC
LTF Investments LLC
by

ACKNOWLEDGMENT

STATE OF _____

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:
LTF Investments LLC
5731 Lyons View Pike Ste. 115
Knoxville, TN 37919

Parcel No. 072-02-0 107.00

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,500
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 2003
Deputy Register

W&A No. 821-203063