**RECORDING LEGEND**

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Kelly Michelle Dabbs and Jesse L. Dabbs**

**GRANTEE(s)**
**Sun Trust Bank Real Estate Holdings**

Davidson County DEEDTRS
Recvd: 08/15/03 15:13 3pgs
Fees:18.00 Taxes:250.02
20030815-0118301

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 27, 1998 and recorded on March 31, 1998 at Book 10862, Page 140 in the Register's Office of Davidson County, Tennessee, Kelly Michelle Dabbs, and Jesse L. Dabbs conveyed to T. Michael Logan, of Williamson County, Tennessee, as Trustee for Suntrust Bank, Nashville, N.A., 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 3, 2003 as Instrument No. 20030603-0075477 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 June 18, 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 SunTrust Bank, at and for the sum of $67,574.20, that being the highest and best bid offered; and

WHEREAS, the said SunTrust Bank has assigned its interest in the said property to Sun Trust Bank Real Estate Holdings, and unto its successors and assigns; 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 Sun Trust Bank Real Estate Holdings 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 Sun Trust Bank Real Estate Holdings, 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 Unit Number B-7, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, Page 435, and referred to as Exhibit "A" found at page 454 said Book, and re-recorded in Book 6476, Page 663, and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit B-7 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 228; all

references of record in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to the Grantor by deed of even date and being recorded simultaneously herewith.

Commonly known as: 434 Stewarts Ferry Pike B7, Nashville, Tennessee 37214

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 Sun Trust Bank Real Estate Holdings, 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 18 day of June, 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 18 day of June, 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 $67,574.20, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

\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 18 day of June, 2003.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Sun Trust Bank Real Estate Holdings
1001 Semmes Avenue
Richmond, VA 23224

Parcel No. 0096-11-0-A-015.0000

DSTDeedforPMI_BBoone_030618_1510

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