RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carol Ann Bessire

GRANTEE(s)
Zandra Burton

Davidson County DEEDTRS
Recvd: 08/20/03 15:33 3pgs
Fees:18.00 Taxes:149.85
20030820-0120984

PICK-UP

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 17, 1979 and recorded on January 18, 1979 at Book 5386, Page 818 in the Register's Office of Davidson County, Tennessee, William Terry Amonette, and Sherry Gayle Amonette conveyed to James R. Bellar, as Trustee for Mercantile Mortgage Company, 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 9, 2003 as Instrument No. 20030709-0094465 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 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 Zandra Burton, at and for the sum of $40,500.00, 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 Zandra Burton 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 Zandra Burton, 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 the Westerly 50 feet of the Easterly 258 feet of the Northerly 150 feet of Block Number 16 on the Map of B. F. Cockrill's Farm, as of record in Book 161, Pages 134, and 135, Register's Office for said County, Known as 5809 Robertson Road. Being Lot Number 1 on the unrecorded subdivision of part of said Block Number 16 and the Westerly 108 feet of the Easterly 258 feet of the Southerly part of said Block Number 16 on the Map of B. F. Cockrill's Farm, being Lot Number 5, on the unrecorded Subdivision of said Block Number 16, described together according to survey made by Geo. W. Watkins Surveyor, April 21, 1953, as follows: Beginning in the center of Robertson Avenue, at a point 208 feet West of the center line of Snyder, formerly Foster Avenue, being the corner of Lots Numbers 1 and 2 on said unrecorded

plan; thence, with the line between said two lots, Southwardly 150 feet to the Northerly line of said Lot Number 5; thence, with said line Eastwardly 54 feet to the Southeast corner of the property conveyed to I. O. Baker and wife, by deed from Jay Cross and wife, of record in Book 2245, Page 598, said Register's Office; thence, with said Baker's Easterly line, Northwardly 1.1 feet to the Southwest corner of the property conveyed to Vallis Rubin Alexander and wife, by deed from Jay Cross and wife, of record in Book 2200, Page 5, said Register's Office; thence, with the Southerly line of said Alexander property, Eastwardly 4 feet to the Northwest corner of the second tract conveyed to Arthur Sender and wife, by deed from Jay Cross and wife, of record in Book 2147, Page 371, said Register's Office; thence, with the Westerly line of said Sender property, Southwardly 100 feet; thence, Westwardly 108 feet; thence, Northwardly 248.9 feet to the center of Robertson Avenue; thence, with the center of said Avenue, Eastwardly 50 feet to the beginning. Being the same property conveyed to grantors herein by deed of even date being filed for record simultaneously herewith.

Commonly known as: 5809 Robertson Road, Nashville, Tennessee 37209

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 Sandra Burton, 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 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 9 day of July, 2003.

Notary Public

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

W&A No. 817-203049

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 $40,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Zandra Burton

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Zandra Burton, 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 Davidson Co. this 20th day of Aug, 2003.

Notary Public

My Commission Expires: 1/6/07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sandra Burton
3401 Granny White Pike #C205
Nashville, TN 27204

Parcel No. 091-10-0-236.00

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