RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John P. Kendrick

GRANTEE(s)
Fairbanks Capital Corp.

Davidson County DEEDTRS
Recvd: 09/04/03 09:26 3pgs
Fees:18.00 Taxes:731.79
20030904-0128349

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 14, 2002 and recorded on December 27, 2002 as Instrument No. 20021227-0160088 in the Register's Office of Davidson County, Tennessee, John P. Kendrick conveyed to Nations Title of Tennessee, Inc, as Trustee for American Freedom Mortgage, 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 June 10, 2003 as Instrument No. 20030610-0079537 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 30, 2003 at the Gaylord Entertainment Center 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 Fairbanks Capital Corp., at and for the sum of $197,780.00, 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 Fairbanks Capital Corp. 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 Fairbanks Capital Corp., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County being Tract A on the Plan of Salant Property, as of record in Book 4060, Page 100, said Tract A fronts 185.0 feet on the northerly side of Otter Creek Road and extends back between parallel lines 296.81 feet to a dead line. This property is conveyed subject to a permanent easement for ingress and egress, created for the benefit of the present and future owners of Tract B on said Plan of record in Book 4060, Page 100, the said easement comprising the Westerly 20 feet of Tract A and described as follows: Beginning on the Northerly margin of Otter Creek Road at the corner of Tract A and Tract B; thence, with the line between said two Tracts, North 12 degrees 09 minutes East 296.81 feet to an iron pin; thence South 85 degrees 17 minutes East 20 feet; thence South 12

degrees 09 minutes West 296.81 feet to the Northerly margin of Otter Creek Road; thence with the same North 85 degrees 17 minutes West 20 feet to the beginning. Being the same property conveyed to John P. Kendrick unmarried, by Warranty Deed from Pauline L. Keith, widow, dated March 15, 2002 and recorded March 19, 2002 in Instrument No. 20020319-0034046, Register's Office for Davidson County, Tennessee and previously conveyed to Edward Cordell Keith and wife, Pauline L. Keith by Warranty Deed from W. R. Benneyworth & Co., Inc. on April 2, 1970 and recorded April 3, 1970 in Book 4408, Page 479, Register's Office for Davidson County, Tennessee.

Commonly known as: 1328 Otter Creek Road, Nashville, Tennessee 37215

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 Fairbanks Capital Corp., 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 30 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 30 day of July, 2003.

Notary Public

Angela M. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 6-10-2011

My Commission Expires:

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 $197,780.00, 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 30 day of July, 2007.

Notary Public

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

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fairbanks Capital Corp.
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

Parcel No. 145-10-59.00

DSTDeedforPMI_BBoone_030730_1142

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

W&A No. 725-203240