RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Frank Bay and Jerryl S. Bay

GRANTEE(s)
Ralph D. Cook and Joni Cook

Davidson County DEEDTRS
Recvd: 09/23/03 13:12 3pgs
Fees:18.00 Taxes:214.60
20030923-0140688

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 23, 1996 and recorded on October 30, 1996 at Book 10241, Page 742 in the Register's Office of Davidson County, Tennessee, Frank Bay, and Jerryl S. Bay conveyed to Wesley D. Turner, Williamson County, Tennessee, as Trustee for Long Beach 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 September 10, 2003 as Instrument No. 20030910-0132119 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 September 10, 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 Ralph D. Cook and Joni Cook at and for the sum of $58,001.00, 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 Ralph D. Cook and Joni Cook 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 Ralph D. Cook and Joni Cook 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 Number 140 on the Plan of Maplecrest, Section II, of record in Book 3500, Page 6, Register's Office for said County. Said Lot Number 140 fronts 92.2 feet on the East side of Fairway Drive and extends back 286.5 feet on the South line and 306 on the North line along the South margin of a 10 foot alley adjacent to the Tennessee Central Railroad right-of-way to a dead line in the rear on which it measures 10 feet. This being the same property conveyed to Etta P. Bay and Frank Bay from Robert T. Vaughn, Trustee, herein by deed dated and recorded December 16, 1985 in Book 6737, Page 9.

Commonly known as: 11 Fairway Drive, 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 Ralph D. Cook and Joni Cook, 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 10th day of September, 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 10th day of September, 2003.

Notary Public

My Commission Expires:

DENICE TAYLOR
NOTARY PUBLIC
PULASKI CO, ARKANSAS

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 $58,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ralph D. Cook

Joni Cook

ACKNOWL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,001.00
Joni Cook / Ralph D. Cook
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Sept 20 03
Joni R. Cooper
Deputy Register

STATE OF ARKANSAS

COUNTY OF PULASKI

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:
Ralph D. Cook and Joni Cook
1285 North Mt. Juliet Rd.
Mt. Juliet, TN 37122

Parcel No. 084-123-0-070.00

DSTDeedforPMI_BPruss_030918_1243

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. 940-203005