RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Gary D. Ament and Marcia A. Ament

GRANTEE(s)
SFJV-2002-1, LLC

Davidson County DEEDTRS
Recvd: 09/24/03 15:54 3pgs
Fees:18.00 Taxes:235.88
20030924-0141809

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 19, 2001 and recorded on April 25, 2001 as Instrument No. 20010425-0041050 in the Register's Office of Davidson County, Tennessee, Gary D. Ament, and Marcia A. Ament conveyed to Charles Patrick Flynn, Esq., as Trustee for Franklin American 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 12, 2003 as Instrument No. 20030912-0134070 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 17, 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 SFJV-2002-1, LLC, at and for the sum of $63,750.00, 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 SFJV-2002-1, 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 SFJV-2002-1, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Lot Number 306 on the Plan of Joywood Heights, Section II, as of record in Plat Book 1130, Pages 92 and 93, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property conveyed to Gary D. Ament and wife Marcia A. Ament from Nancy Rogers, unmarried, by Warranty Deed dated September 29, 2000 and recorded October 2, 2000 in Book 200010020097491, Register's Office for Davidson County, Tennessee. This conveyance is subject to easements and/or setback lines of record in Plat Book 1130, Page 192 and 193, Register's Office for said County. This conveyance is made subject to all zoning regulations, building

restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

Commonly known as: 2607 Woodyhill Drive, Nashville, Tennessee 37207

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 SFJV-2002-1, 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 17th 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 17th day of September, 2003.

R. Denise Taylor
Notary Public

My Commission Expires:

OFFICIAL SEAL
R. DENISE TAYLOR
NOTARY PUBLIC
PULASKI COUNTY, 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 $63,750.00, 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

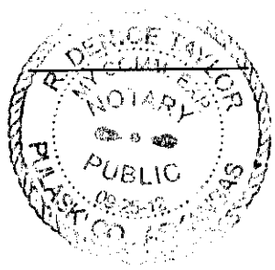
COUNTY OF PULASKI

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 17th day of September, 2023.

R. Denise Taylor
Notary Public

My Commission Expires:



PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
SFJV-2002-1, LLC
P.O. Box 1217
Charlotte, NC 28201-1217

Parcel No. 71-04-47.00

FHA No. 483-2923907-703
DSTDeedforPMI_BPruss_030918_952

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