DO NOT PUBLISH

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jackie G. Cross and Elizabeth A. Cross

GRANTEE(s)
Tim Forsman

Davidson County DEEDTRS
Recvd: 02/12/04 15:29 3pgs
Fees:18.00 Taxes:125.80
20040212-0017076

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 16, 1998 and recorded on January 21, 1998 at Book 10763, Page 771 in the Register's Office of Davidson County, Tennessee, Jackie G. Cross, and Elizabeth A. Cross conveyed to Thomas N. Jones of Williamson County, Tennessee, as Trustee for TranSouth Mortgage Corporation, 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 January 21, 2004 as Instrument No. 20040121-008185 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 February 4, 2004 at the Gayland 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 Tim Forsman, at and for the sum of $34,000.00, 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 Tim Forsman 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 Tim Forsman, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the East half of Lot Number 36 on the Map of Trinity Heights, of record in Book 161, Page 38, Register's Office for said county. Said part of lot fronts 50 feet on the Southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Jackie G. Cross and Elizabeth Ann Cross, by deed dated 7/28/86, from May Elizabeth Pitt Shotwell, recorded on 7/30/86 in the Register's Office for Davidson County, Tennessee, in Book 6934, Page 160.
>
> Commonly known as: 324 Marshall Street, Nashville, Tennessee 37207

W&A No. 787-201333

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 Tim Forsman, 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 4 day of Feb, 2004.

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 4 day of Feb, 2004.

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 $34,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tim Forsman

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 2004.

Deputy Register

ACKNOWLEDGMENT

_____

_____

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 Little Rock, Arkansas this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

Tim Forsman
1212 Linden Ave
Nashville, TN 37201

Parcel No. 071-11-0 138.00

DSTDeedforPMI_MSobanski_040204_1451

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