Davidson County DEEDTRS
Recvd: 02/23/04 12:34 3pgs
Fees:18.00 Taxes:138.75
20040223-0020260

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kimberly J. Campbell Davidson Henry D. Davidson J. D. Campbell and Mildred Ann Campbell

GRANTEE(s)
LTF Investments, LLC

FILE BOX 45

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 29, 1987 and recorded on November 2, 1987 at Book 7392, Page 761 in the Register's Office of Davidson County, Tennessee, Kimberly J. Campbell Davidson, Henry D. Davidson, J. D. Campbell, and Mildred Ann Campbell conveyed to D. Gene Merrill and Frederick E. Brooks, Residents of Fairfax County, as Trustee for Atlantic Coast Mortgage Company, its successors and/or assigns, 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 13, 2004 as Instrument No. 20040113-0005283 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 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 LTF Investments, LLC, at and for the sum of $37,500.00, 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 LTF Investments, 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 LTF Investments, LLC, 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 107 on the Plan of the Subdivision of the Waters Place, as of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee. Said Lot Number 107 fronts 50 feet on the Northerly side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Mildred Ann Campbell and Henry D. Davidson and wife, Kimberly J. Davidson, by deed from Edna Ruth Scott which is recorded simultaneously herewith.

W&A No. 700-7318

Commonly known as: 137 Piedmont Avenue, Nashville, Tennessee 37216

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 LTF Investments, 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 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.

Notary Public

My Commission Expires: NOTARY PUBLIC Saline 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 $37,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LTF Investments, LLC

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF KNOX

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Louis M. Nelson, 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 Knoxville - BBeT this 19th day of February, 2004.

Lakesha Knight
Notary Public

LAKESHA REEVES-MCKNIGHT NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 11-03-2007 KNOX COUNTY, TN

My Commission Expires: 11-03-07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LTF Investments, LLC
5731 Lyons View Pike
Suite 104
Knoxville, TN 37919

Parcel No. 072-12-0-038.00

FHA No. 483-1377298-748
DSTDeedforPMI_mhouston_040204_1649

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. 700-7318