RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jonathan L. Bragg and Paula S. Bragg

GRANTEE(s)
Cherry Tree Properties

PICK-UP

Davidson County DEEDTRS
Recvd: 02/26/04 11:16 3pgs
Fees:18.00 Taxes:655.27
20040226-0021871

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 15, 2001 and recorded on February 20, 2001 as Instrument No. 20010220-0015486 in the Register's Office of Davidson County, Tennessee, Jonathan L. Bragg, and Paula S. Bragg conveyed to New South Escrow, Inc., a Tennessee corporation, as Trustee for Laguna Capital Mortgage Corporation, a California 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 May 29, 2003 as Instrument No. 20030529-0072712 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 January 7, 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 Cherry Tree Properties, at and for the sum of $177,100.00, 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 Cherry Tree Properties 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 Cherry Tree Properties~~, 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 the North part of Lot Number 76 on the unrecorded Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows: Beginning at the Southwest intersection of Orient Circle, now 32nd Avenue, South and Marlborough Avenue, thence with the margin of said Orient Circle Southerly 59.2 feet, more or less, to a point; thence Westerly 151 feet more or less to a point in the East margin of an alley; thence with the margin of said alley, Northerly 34.1 feet to the South margin of Marlborough Avenue; thence with the margin of the same, Easterly 157.6 feet to the point of beginning. Included in the above description but expressly excluded herefrom is a small triangle conveyed to Douglas B. Chandler et ux, of record in

Book 3068, Page 291, said Register's Office. Excluded in the above description but included in the property is a small triangle conveyed to Evans B. Hunt et ux by deed from Douglas B. Chandler et us, of record in Book 3068, Page 289, said Register's Office. Being the same property conveyed to Evans B. Hunt and wife, Annie Irene Hunt by Quit Claim Deed from Alan C. Housholder, Trustee of record in Book 7439, Page 594, Register's Office for Davidson County, Tennessee, date executed 12-31-87, date filed 12-31-87 and by deed from Charles W. Smith and wife, Edna M. Smith to Evans B. Hunt of record in Book 2339, Page 322, said Register's Office. The said Evans B. Hunt is now deceased. Conveyed to Grantor by Deed recorded simultaneously herewith.

Commonly known as: 407 32nd Avenue South, Nashville, Tennessee 37212

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 Cherry Tree Properties, 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 7 day of January, 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 7 day of January 2004

DONNA R. HAMILTON NOTARY PUBLIC MY COMM. EXP. SEPT. 3, 2007 SALINE CO., ARKANSAS

Donna R Hamilton
Notary Public

My Commission Expires: _____

W&A No. 845-203660

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 $177,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Cherry Tree Properties

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Cherry Tree Properties, 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:
Cherry Tree Properties
1224 5th Avenue North
Nashville, TN 37208

Parcel No. 104-06-209.00

DSTDeedforPMI_JCoady_040111_1153

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 2004.
Deputy Register

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
~~1501 Merrill Drive, Suite D-220~~
Little Rock, Arkansas 72211
(501) 219-9388