787

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Keith L. Montgomery and Sherry Montgomery

GRANTEE(s)
W. Casey Reed

Davidson County DEEDTRS
Recvd: 03/01/04 13:52 3pgs
Fees:18.00 Taxes:277.87
20040301-0022970

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 18, 1997 and recorded on April 24, 1997 at Book 10428, Page 281 in the Register's Office of Davidson County, Tennessee, Keith L. Montgomery, and Sherry Montgomery conveyed to Robert J. Turner, as Trustee for Ford Consumer Loan 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 December 19, 2003 as Instrument No. 20031219-0180934 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 Entertinment 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 W. Casey Reed, at and for the sum of $75,100.00, 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 W. Casey Reed 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 W. Casey Reed, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Apartment Number 4 of Building N, in the horizontal property regime of Lake Chateau (Section I) according to the plat of the same of record in Book 4675, at Pages 41 through 44, amended by Plan Book 5050, Page 2,3 and 4, now 3, Building N, of the Register's Office for Davidson County, Tennessee, together with the carport and storage area attached to said apartment. Being the same property conveyed to Keith Montgomery and wife, Sherry Montgomery by deed from Ophelia Baker, single being recorded simultaneously herewith, Register's Office for said County.
>
> Commonly known as: 212 Lake Chateau Drive, Hermitage, Tennessee 37076-0300

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 W. Casey Reed, 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 $75,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W. Casey Reed
W. Casey Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,100.00 W. Casey Reed
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Nov 20 04
Deputy Register

W&A No. 787-201257

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: _____

W. Casey Reed
211 Printers Alley
Suite 400
Nashville, TN 37201

Parcel No. 097-08-0-A 076.00 C0

DSTDeedforPMI_MSobanski_040204_1450

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