RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Albert R. Smith and Lakisha W. Denham

GRANTEE(s)
SFJV-2002-1, LLC

Davidson County DEEDTRS
Recvd: 03/09/04 09:31 3pgs
Fees:18.00 Taxes:204.43
20040309-0026682

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 28, 2000 and recorded on May 15, 2000 as Instrument No. 200005150048581 in the Register's Office of Davidson County, Tennessee, Albert R. Smith, and Lakisha W. Denham conveyed to Edward Seddon, as Trustee for Ameriviest 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 March 3, 2004 as Instrument No. 200403030023997 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 March 3, 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 SFJV-2002-1, LLC, at and for the sum of $55,250.00, 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:

> Being Lot number 3 on the map of G.A. Pickup's addition of part of Lots 32 and 33, Brownsville, as of record in Plat Book 974, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate Legal Description thereof. Said Lot number 3 Fronts 50 feet on the Northerly side of Straightway Avenue and runs back between parallel lines with the Westerly margin of North 16th Street, 150 feet to the Southerly line of Lot number 8. Being the same property conveyed to the within named grantors of even dated, which instrument is being recorded simultaneously herewith.

W&A No. 870-204006

Commonly known as: 1527 Straightway Avenue, Nashville, Tennessee 37206

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 3rd day of March, 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 3rd day of March, 2004.

STATE OF ARKANSAS NOTARY SEAL
BROOK WILDER
Pulaski County
My Commission Expires
September 29, 2009

Notary Public

My Commission Expires: _____

W&A No. 870-204006

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 $55,250.00, 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 3rd day of March, 2004.

BROOK WILDER
Pulaski County
My Commission Expires
September 29, 2009

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. 072-14-0-153.00

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. 870-204006