RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Scott E. Duke and Emily Ann Duke

GRANTEE(s)
W. Casey Reed

PICK-UP

Davidson County DEEDTRS
Recvd: 04/20/04 11:28 3pgs
Fees:18.00 Taxes:341.68
20040420-0044589

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 14, 2001 and recorded on June 27, 2001 as Instrument No. 20010627-0067906 in the Register's Office of Davidson County, Tennessee, Scott E. Duke, and Emily Ann Duke conveyed to Hatcher Escrow Company, as Trustee for First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans, 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 **WILSON & ASSOCIATES, P.L.L.C.** as Successor-Trustee by instrument of record recorded on March 17, 2004 as Instrument No. 20040317-0030278 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 April 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 W. Casey Reed, at and for the sum of $92,345.00, 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:

> SITUATED IN DAVIDSON County, Tenessee, being Unit No. 245 on the Plan of Westerfield Condominiums, (formerly The Hamlet) of record in Book 6250, page 590, and as amended in Book 6250, page 748, Book 6831, Page 982, and Book 7271, Page 256, Register's Office for said county, to which plan reference is hereby made for a more complete description. BEING THE SAME property conveyed to the grantor herein by deed of record, instrument number 20010627-0067905, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 245 Westfiled Drive, Nashville, Tennessee 37221

W&A No. 703-202361

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 Successor-Trustee, has hereunto set his hand and seal this 7 day of Apr, 2004.

LC for (019066)
Chris Palmer
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Cade L. Cox, 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 Apr, 2004.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 3-10-2011

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 $92,345.00, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,345
W. Casey Reed
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April 2004.
Vicki S. Johnson
Deputy Register

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared W. Casey Reed, 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 OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
W. Casey Reed
211 Printers Alley
Suite 400
Nashville, TN 37201

Parcel No. 128-13-O-A-245.00 CO

FHA No. 483-2934078-734
DSTDeedfor3rdParty_MSobanski_040407_1319

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