RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Brenda Annette Jones

GRANTEE(s)
Eric L. Sox

Davidson County DEEDTRS
Recvd: 05/10/04 15:29 3pgs
Fees:18.00 Taxes:185.00
20040510-0053293

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 22, 1990 and recorded on August 23, 1990 at Book 8181, Page 260 in the Register's Office of Davidson County, Tennessee, Brenda Annette Jones conveyed to Nan M. Sexton, Davidson Co., TN and Evelyn Binkley, Cheatham Co., TN, as Trustee for Sovran 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 June 5, 2003 as Instrument No. 200306050077919 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 May 5, 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 Eric L. Sox, at and for the sum of $50,000.00, 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 Eric L. Sox of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Eric L. Sox, 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 Southerly 55 feet of Lots Numbers 1, 2, 3 and 4 on the Plan of Montgomery Heights, as of record in Book 332, Page 47, Register's Office for Davidson County, Tennessee. Said parts of Lots 1, 2, 3 and 4 front together 55 feet on the Easterly said of Scott Avenue and run back between parallel lines with the Northerly margin of a 15 foot alley 207 feet to dead line. Being the same property conveyed to the Grantor(s) by deed of even date being recorded simultaneously herewith.

Commonly known as: 2309 Scott 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 Eric L. Sox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 5th day of May, 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 5th day of May, 2004.

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Notary Public

My Commission Expires: 08/06/07

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 $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric L. Sox

MARY A. FE... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

Exp: 10/23/06

ACKNOWLEDGMENT

STATE OF ~~ARKANSAS~~ Tennessee

COUNTY OF ~~PULASKI~~ Davidson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Eric L. Sox, 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~~ Nashville, Tennessee this 10 day of May, 2004.

Notary Public

My Commission Expires: 10/23/06

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eric L. Sox
569 Holt Valley Road
Nashville, TN 37221

Parcel No. 072-10-0 268.00

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. 725-204237