SUCCESSOR TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 05/11/04 14:31 3pgs
Fees:18.00 Taxes:266.57
20040511-0054022

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $72,046.89.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 23rd day of April, 2004.

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013

Notary Public

My commission expires: 2/25/2013

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
James B. Nutter & Company	James B. Nutter & Company	Parcel No: 44-11-129.00
P.O. Box 10346	P.O. Box 10346	
Kansas City, MO 64171-9936	Kansas City, MO 64171-9936	

WHEREAS, Nicole M. Melin and Russell Melin, by Deed of Trust (the "Deed of Trust") dated March 10, 1999, of record in Book 11560, at Page 909, in the Register's office for Davidson County, Tennessee, conveyed to Transcontinental Title, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to James B. Nutter & Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 2004-0322-0032383 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on April 1, 2004, April 8, 2004 and April 15, 2004; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse located at **225 Polk Avenue (old Ben West Library building)** in Nashville, Tennessee, at 11:00 a.m. on April 22, 2004, and James B. Nutter & Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Seventy Two Thousand Forty Six Dollars and Eighty Nine Cents ($72,046.89).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, heirs and assigns, certain real property located in Old Hickory, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 506 Cleve Street, Old Hickory, Tennessee 37138-3403

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2nd day of April, 2004.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 23rd day of April, 2004.

My commission expires: 2/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

EXHIBIT "A"

Being Lot No. 58, on the plan of Section "A", E. Du Pont De Nemours and Company's (Village of Old Hickory), Subdivision, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 58 fronts 58 feet on the westerly side of Cleve Street and extends back 86.3 feet on the northerly line and 87.1 feet on the southerly line to a dead line measuring 58 feet thereron.

Being the same property conveyed to Nicole M. Johnson and Russell Melin, by deed from Kerry D. Beason and wife, Garyann Beason, recorded in Book 10451, Page 526, Register's Office of Davidson County, Tennessee and further conveyed to Nicole M. Melin and Russell Melin, wife and husband, in the QuitClaim Deed date March 10th, 1999 and recorded simultaneously with this Deed of Trust.