RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Darrell E. Neal and Lisa Neal

GRANTEE(s)
Stone Steps Realty, Inc.

PICK-UP

Davidson County DEEDTRS
Recvd: 06/23/04 09:33 3pgs
Fees:18.00 Taxes:407.98
20040623-0074297

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 30, 1999 and recorded on August 3, 1999 at Book 11602, Page 699 in the Register's Office of Davidson County, Tennessee, Darrell E. Neal, and Lisa Neal conveyed to David R. Wilson of Williamson County, Tennessee, as Trustee for 1st Priority Mortgage, 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 May 20, 2004 as instrument number 20040520-0059225 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 19, 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 James L. Detrick, Jr, at and for the sum of $110,265.00, that being the highest and best bid offered; and

WHEREAS, James L. Detrick, Jr. has transferred interest to Stone Steps Realty Inc., 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 James L. Detrick, Jr 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 Stone Steps Realty Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being all of Lot Number 85, on the Final Plat of Pinnacle Point Subdivision, Phase III, as shown by survey and plat appearing of record in Plat Book 6900, page 391, 392 and 393 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot. Being the same property conveyed to Darrell E. Neal and wife, Lisa M. Neal by Warranty Deed or record in Book 11602, page 696, of the Register's Office of Davidson County, Tennessee. This lot is part of a Planned Unit Development and is conveyed subject to Master Deed, Declaration of Covenants and Restrictions, By-Laws of Pinnacle Point Homeowners

Associations, all as made, provided and set out in an instrument of record in Book 7032, page 730 through 777, both inclusive, said Register's Office, Articles of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, page 234 through 239, both inclusive, said Register's Office, the Plan of record in Book 6900, page 140 and 141, said Register's Office, the Plan of record in Book 6900, pages 391, 392 and 393 said Register's Office, Restrictive Covenants of record in Book 6405, page 169, said Register's Office, Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7067, page 739, said Register's Office; and Certificate of Acknowledgement and Oath of record in Book 7065, page 959, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7097, page 158, said Register's Office and to all applicable local government planning, building and zoning regulations and any and all matter as shown on plat of record in Plat Book 6900, page 391, of the Register's Office of Davidson County, Tennessee.

Commonly known as: 308 Pocono Road, Antioch, Tennessee 37013

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 Stone Steps Realty Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 20 day of May, 2009.

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 Chris Palmer, 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 20 day of May, 2009.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $$110,265.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeff Carneal CEO Stone Steps Realty, Inc.

W&A No. 913-204063

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared James L. Detrick, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Stone Steps Realty, Inc.
2020 Fieldstone Pkwy Suite 900-303
Franklin, TN 37069

Parcel No. 135 14-0 A 092.00

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