RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Angela Turner

GRANTEE(s)
Tim Forsman

PICK-UP

Davidson County DEEDTRS
Recvd: 06/25/04 11:29 3pgs
Fees:18.00 Taxes:481.37
20040625-0075636

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 23, 2000 and recorded on February 29, 2000 as Instrument No. 200002290019698 in the Register's Office of Davidson County, Tennessee, Angela Turner, and Barry Turner conveyed to Arnold M. Weiss, Attorney, as Trustee for America's Wholesale Lender, 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 January 22, 2003 as Instrument No. 20030122-009006 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 June 16, 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 Tim Forsman, at and for the sum of $130,100.00, 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 Tim Forsman 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 Tim Forsman, 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 Lot Number 14, Block B, on the map of Belmont Terrace Annex Number 4 as of record in Book 974, page 97, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William G. Harris and wife, Virginia R. Harris, by deed from Jess W. Stewart and wife, Jeanne A. Stewart, as of record in Book 4216, page 89D, Davidson County Register's Office. The said William G. Harris is the same person as William George Harris, and his wife, Virginia R. Harris, predeceased him. The interest of William George Harris in said property was devised to Angela Turner by his Last Will and Testament, dated April 14, 1980, which has been admitted to probate by Order of the Probate Court of Davidson County,

Tennessee, entered December 2, 1997, Number 097P-1751 and by Quitclaim Deed of record in Book 1098C, Page 794, Register's Office for said County.

Commonly known as: 2920 Primrose Circle, Nashville, Tennessee 37212

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 Tim Forsman, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 16 day of June, 2004.

WILSON & ASSOCIATES, P.L.L.C.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Robert M. Wilson, Jr., with who I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal at office in Little Rock, Arkansas this 16 day of June, 2004.

Notary Public

My Commission Expires:

R. DENICE TAYLOR NOTARY PUBLIC PULASKI CO. ARKANSAS MY COMM. EXP. 09-25-12

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 $130,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tim Forsman

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June 20 04.

Deputy Register

W&A No. 726-2021148

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared _____, with who I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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:
Tim Forsman
1212 Linden Avenue
Nashville, TN 37212

Parcel No. 117-08-0008.00

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