RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carolina Garcia Morgan and Jason Morgan

GRANTEE(s)
Allison A. Hines & Doris I Hudgens

Davidson County DEEDTRS
Recvd: 07/26/04 13:54 3pgs
Fees:18.00 Taxes:629.00
20040726-0089118

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 11, 2002 and recorded on May 21, 2002 as Instrument No. 20020521-0061768 in the Register's Office of Davidson County, Tennessee, Carolina Garcia Morgan, and Jason Morgan conveyed to Frontier Title & Escrow, Inc., as Trustee for Decision One Mortgage Company, LLC, 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 June 24, 2004 as Instrument No. 20040624-0074762 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 July 21, 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 Allison A. Hines & Doris I Hudgens, at and for the sum of $132,710.00, 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 Allison A. Hines & Doris I Hudgens 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 Allison A. Hines & Doris I Hudgens, 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 Westerly 50 feet of Lot Number 37 on the Plat of West End Annex, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the Northerly side of Colorado Avenue and runs back between parallel lines of 162.9 feet to a rear line measuring 50 feet thereon. Being the same property conveyed to Carolina Garcia, unmarried by Warranty Deed dated 3/1/99 from George M. Collie and wife, Anne Collie of record in Instrument Number 20001208-0121204, Register's Office for Davidson County, Tennessee.

Commonly known as: 4108 Colorado Avenue, Nashville, Tennessee 37209

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 Allison A. Hines & Doris I Hudgens, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 21 day of July, 2009.

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

Christopher L. Palmer, Partner
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Christopher L. Palmer, Partner, 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 21 day of July, 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 $132,710.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Allison A. Hines

Doris I Hudgens

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF July 20 09

Deputy Register

W&A No. 726-2041771

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:
Allison A. Hines & Doris I Hudgens
PO Box 158030
Nashville, TN 37215

Parcel No. 103-04-0-397

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. 726-2041771