DO NOT PUBLISH!

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tony T. Hill

GRANTEE(s)
Tim Forsman

Davidson County DEEDTRS
Recvd: 10/19/04 11:21 2pgs
Fees:13.00 Taxes:554.08
20041019-0125453

DO NOT PUBLISH

PICK-UP

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 10, 1998 and recorded on March 12, 1998 at Book 10835, Page 145 in the Register's Office of Davidson County, Tennessee, Tony T. Hill conveyed to Guaranty Title Company, A Tennessee Corporation, as Trustee for First American National Bank, 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on September 20, 2004 as Instrument No. 20040920-0112975 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 said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on October 13, 2004 at the Gaylord Entertainment Center in Nashville, Tennessee, 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 $149,750.00, 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 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 85, on the Plan of Phase 5, Southampton, a planned unit development, of record in Book 6900, Page 217, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description. There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 3, Southampton, as said areas are set forth and defined in restrictions of record in Book 6120, Page 450; Book 6231, Page 63; and Book 7140, Page 345; by-laws of record in Book 6355, Page 517; and charter of record in Book 6323, Page 132; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars. Being the same property conveyed to the grantors herein by deed of even date being recorded simultaneously herewith.
>
> Commonly known as: 7172 Bay Cove Trail, Nashville, Tennessee 37221

This conveyance is subject to the interest of Gary D. Falcon, and those claiming by, through or under him by virtue of that certain Warranty Deed filed June 7, 1993 and recorded in book 8973 page 374 of the Office of the Register of Davidson County, Tennessee. NOTE: Gary D. Falcon did not sign deed of conveyance to Tony T. Hill, filed in book 10835, page 142.

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 13 day of Oct 2004

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 13 day of Oct, 2004

Notary Public

TRICIA FREDINBURG
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 07-20-14

My Commission Expires: _____

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 $149,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tim Forsman

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument 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:
Tim Forsman
1212 Linden Avenue
Nashville, TN 37212

Parcel No. 141-12-0 B 107.00 CO
DSTDeedfor3rdParty_jwoods_041013_1538

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. «A02»-«A03»