Davidson County DEEDTRS
Recvd: 10/21/04 14:18 3pgs
Fees:18.00 Taxes:166.50

20041021-0126942

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Edward Lee Frame and Darlene Taylor Frame

GRANTEE(s)
Maitland Properties

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 45,000
Michael Maitland
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19 DAY OF OCT 20 04
Deputy Register

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 1986 and recorded on October 17, 1986 at Book 7012, Page 700 in the Register's Office of Davidson County, Tennessee, Edward Lee Frame, and Darlene Taylor Frame conveyed to W. Richard Husband, as Trustee for Covenant Mortgage Corporation, 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 **ROBERT M. WILSON, JR.** as Successor Trustee by instrument of record recorded on January 2, 2004 as Instrument No. 20040102-0000028 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 September 22, 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 Maitland Properties, at and for the sum of $36,000.00, that being the highest and best bid offered; and and James B. Gibson Jr.

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 Maitland Properties 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 Maitland Properties, 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 9 on the Map of Mosswood Subdivision of record in Book 2663, page 102, Register's Office for said County. Said Lot Number 9 fronts 70 feet on the Southerly side of James Avenue and runs back 125.7 feet on the West line and 130 feet on the East line to a dead line in the rear, measuring 46.9 feet thereon. Being the same property conveyed to Edward Lee Frame and wife, Darlene Taylor Frame by deed from Sylvia T. Roberts by Ronald K. Nevin, Conservator, of record in Book 7012, Page 700, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 652 James 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 Maitland Properties, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 22 day of September, 2004.

Robert M. Wilson, Jr.
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Robert M. Wilson, Jr., 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 22 day of September, 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 $36,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maitland Properties

ACKNOWLEDGMENT

STATE OF _____)
)ss:
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 _____, 2004.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Maitland Properties
P O Box 210244
Nashville, TN 37221
Attention: Mike Maitland

Parcel No. 091-05-1-0120.00
FHA No. 483-1241421-703B

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