RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kenneth Adkinson and Michelle Adkinson

GRANTEE(s)
Steven Mark Turner

PICK-UP

Davidson County DEEDTRS
Recvd: 11/22/04 11:27 3pgs
Fees:18.00 Taxes:168.35

20041122-0139665

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 25, 1997 and recorded on June 26, 1997 at Book 10506, Page 572 in the Register's Office of Davidson County, Tennessee, Kenneth Adkinson, and Michelle Adkinson conveyed to John M. Jordan, Davidson County, as Trustee for Ford Consumer Loan 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 **Wilson & Associates, P.L.L.C.** as Successor Trustee by instrument of record recorded on April 26, 2004 as Instrument No. 20040426-0046863 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 November 10, 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 Steven Mark Turner, at and for the sum of $45,501.00, 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 Steven Mark Turner 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 Steven Mark Turner, 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 No. 6 and the Southerly 25 feet of Lot No. 7, Block "F", on the revised map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's office for said County. Said lot and part of lot adjoin and front together 75 feet on the Northeasterly side of Lanier Drive and runs back between parallel lines, 150 feet to a dead line. Being the same property conveyed to Kenneth Adkison and wife, Michelle Adkison by deed from Fleet Finance, Inc. of record in Book 8475 Page 747 Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 345 Lanier Drive, Madison, Tennessee 37115

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 Steven Mark Turner, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 10 day of NOV, 2004.

WILSON AND ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
Tel. 501-219-9388

By: _____
Christopher L. Palmer,
Partner/Member

ACKNOWLEDGMENT

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

Before me, Lena M. Nagle, a Notary of said State and County aforesaid, personally appeared Christopher L. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Partner/Member of Wilson and Associates, PLLC, the within name bargainor, a limited liability company, an that he as such Partner/Member, being authorized so to do executed the foregoing instrument for the purpose contained, by signing the name of Christopher L. Palmer, by himself as such Partner/Member.

Witness my hand and seal at office in Little Rock, Arkansas this 10 day of NOV, 2004.

Lena M. Nagle
Notary Public

My Commission Expires: _____

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

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 $45,501.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Steven Mark Turner

Steven Mark Turner

W&A No. 787-202477/787-42686

ACKNOWLEDGMENT

STATE OF Tennessee)
)ss:
COUNTY OF Wilson)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Steven Mark Turner 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 Mt Juliet, Tennessee this 21st day of November, 2014.

Amber Jernigan
Notary Public

My Commission Expires: 9/22/17

AMBER JERNIGAN
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Steven Mark Turner
5007 Timber Trail
Mt. Juliet, TN 37122

Parcel No. 43-14-0 102.00

DSTDeedfor3rdParty_MSobanski_041114_1111

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. 787-202477/787-42686