RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Alvin Blair

GRANTEE(s)
Aubrey Hiam

Davidson County DEEDTRS
Recvd: 12/17/04 10:49 3pgs
Fees:18.00 Taxes:185.00
20041217-0150102

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 16, 1993 and recorded on August 23, 1993 at Book 9055, Page 93 in the Register's Office of Davidson County, Tennessee, Alvin Maydell Blair and Barbara J. Blair conveyed to Southeast Title of Tennessee, Inc., Nashville, Davidson County, TN, as Trustee for AmSouth Mortgage Company, Inc., 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 November 17, 2004 as Instrument No. 2004117-0138272 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 December 8, 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 Aubrey Hiam, at and for the sum of $50,000.00, 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 Aubrey Hiam 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 Aubrey Hiam, 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 a portion of Lot No. 1 on the map of J. M Mayo's Subdivision of record in Will Book 30, Page 175, probate Court for said County, and being further described according to a survey by A & A Engineers, Inc. dated April 27, 1984; and described according to a Mortgage loan inspection made by John Kohl & Company, dated 08/13/93, License No. 100, whose address is 400 7th Avenue South, Nashville, TN 37203, as follows: BEGINNING at a point in the center of Dry Fork Road, 25 feet from Corney Creek, said point also being the northeasterly corner of the property conveyed to John A. Bostelman, of record in Book 5209, Page 159, said Register's Office, and being the southeasterly corner of the herein described tract of land, thence, running in a northwestwardly direction with the center of Dry Fork Road, 185 feet to a corner of the property conveyed to E.A. Lanius, of record in Book 1225, Page 397, said Register's Office; thence, leaving the center of Dry Fork Road and running in a southwestwardly direction with the center of a driveway, 100 feet to a point; thence, southeastwardly 152 feet to a point 25 feet from the said Corney Creek, said point being in Bostelman's northwesterly line; thence; with Bostelman's northwesterly line northwesterly 152 feet to the point of beginning. TOGETHER with an agreement for dedication of easement for private sewage disposal system granted by E. A. Lanius and wife, Mary H. Lanius to Willard McCarroll and wife, Faye McCarroll by instrument of record in Book 6306, Page 894, said Register's Office, being more particularly described as follows: Beginning at a point 40 feet from the center of the driveway to the E.A. Lanius home on the southeasterly boundary which is common to the Lanius and the McCarroll property, running southeasterly 75 feet to a point; thence, 75 feet to a southwesterly direction, thence, 75 feet in a northwesterly direction; thence , 75 feet in a northeasterly direction. Being all of the property conveyed to A. M. Blair, Unmarried by Deed of record in Book 6338 page 315, Register's office for said county. The said A. M. Blair has since married. The said A.M. Blair and Alvin Maydell Blair are one and the same person.

Commonly known as: 4415 Dry Fork Road, Whites Creek, Tennessee 37189

W&A No. 717-78484

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 Aubrey Hiam, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 8 day of Dec, 2004.

Christopher L. Palmer
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, 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 8 day of Dec, 2004.

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 $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aubrey Hiam

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 _____, _____.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 50,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Dec 2004

Deputy Register

W&A No. 717-78484

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aubrey Hiam
301-Fairbanks Road
Goodlettsville, TN 37072

Parcel No. 039-00-0 050.00

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