RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Conner Walker and Brenda Walker

GRANTEE(s)
Mark W. King and Jo Anne King

PICK-

Davidson County DEEDTRS
Recvd: 12/30/04 15:30 3 pg
Fees:18.00 Taxes:525.40

20041230-0154981

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 27, 1999 and recorded on September 13, 1999 at Book 11657, Page 931 in the Register's Office of Davidson County, Tennessee, Conner Walker, and Brenda Walker conveyed to C. Thomas Cates of Shelby County, Tennessee, as Trustee for Irwin 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on November 29, 2004 as Instrument No. 20041129-0141168 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 15, 2004 at the Davidson County Courthouse 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 Mark W. King and Jo Anne King, at and for the sum of $116,412.00, 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 Mark W. King and Jo Anne King 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 Mark W. King and Jo Anne King, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 18 on the Plan of Phase Two, Rosedale Place, of record in Plat Book 11190 at page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Commonly known as: 2735 Rosedale Place, Nashville, Tennessee 37211

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 Mark W. King and Jo Anne King, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 15 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 15 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

MK 142,000.00

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 ~~$116,412.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark W. King and JoAnne King

ACKNOWLEDGMENT

STATE OF Tennessee
)ss:
COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Mark W. King & JoAnne King, 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 Nolensville, TN this 30 day of December, 2004.

Notary Public

My Commission Expires: 02/05/2005

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mark W. King and Jo Anne King
2134 Kidd Road
Nolensivlle, TN 37135

Parcel No. 118-03-0-117.00

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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