RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Brian P. Kelly and Susan M. Kelly

GRANTEE(s)
Secretary of Veterans Affairs

Davidson County DEEDTRS
Recvd: 02/08/05 08:35 3 pgs
Fees:17.00 Taxes:0.00
20050208-0014418

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 21, 2000 and recorded October 3, 2000, as Instrument No. 20001003-0098036 in the Register's Office of Davidson County, Tennessee, Brian P. Kelly, and Susan M. Kelly conveyed to Deborah Piland, Fairfax County, as Trustee for Mortgage Edge 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 December 22, 2004 as Instrument No. 20041222-0152079 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 January 19, 2005 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 Secretary of Veterans Affairs, at and for the sum of $180,666.50, 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 Secretary of Veterans Affairs of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Successor Trustee, does hereby grant, bargain, sell, and convey to the said Secretary of Veterans Affairs, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEING LOT NO. 29 ON THE PLAN OF PHASE THREE, SECTION ONE OF THE PENINSULA, A PLANNED RESIDENTIAL DEVELOPMENT OF RECORD IN BOOK 9700, PAGE 724, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 5104 Bay Overlook Drive, Hermitage, Tennessee 37076

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 Secretary of Veterans Affairs, **and unto its successors and assigns.**

W&A No. 726-60139

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 19 day of Jan, 2005.

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 19 day of Jan, 2005.

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 **$180,666.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

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 19 day of Jan, 2005.

Notary Public

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

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Veterans Affairs
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

W&A No. 726-60139

Parcel No. 097-16-0-A-098-00

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