RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James E. Gusler and Sharon B. Gusler

GRANTEE(s)
Oldham Investment Properties LLC

Davidson County DEEDTRS
Recvd: 02/16/05 14:02 3 pg:
Fees:18.00 Taxes:326.64
20050216-0017771

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 24, 1996 and recorded April 30, 1996, at Book 10031, Page 783 in the Register's Office of Davidson County, Tennessee, James E. Gusler, and Sharon B. Gusler conveyed to Thomas F. Baker, IV, of Shelby County Tennessee, as Trustee for FT Mortgage Companies d/b/a First Tennessee 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 January 6, 2005 as Instrument No. 20050106-0002060 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 February 2, 2005 at the Gaylord Enterainment 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 Oldham Investment Properties LLC, at and for the sum of $68,282.10, 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 Oldham Investment Properties LLC 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 Oldham Investment Properties LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 928 of Section Nine, Cherokee Hills Subdivision on the Plan of record in Book 4300, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Being the same property conveyed to Grantors herein by deed of even date and being recorded simultaneously herewith.
>
> Commonly known as: 204 Bakertown Court, Antioch, Tennessee 37013

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 Oldham Investment Properties LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 2 day of Feb, 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 2 day of Feb, 2005.

Notary Public

My Commission Expires: Shannon L. Defoor
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

FORM FOR OATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 88,282.10
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE ____ DAY OF _____ 20_____
Deputy Register

:tual consideration for this transfer or value of the property transferred, amount is equal to or greater than the amount which the property ntary sale.

Oldham Investment Properties LLC

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: _____

W&A No. 700-27457

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Oldham Investment Properties LLC
1916 8th Ave. S.
Nashville, TN

Parcel No. 148-07-0 158.00

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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(501) 219-9388