RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Michael Taylor

GRANTEE(s)
Eric L. Sox

Davidson County DEEDTRS
Recvd: 02/18/05 13:53 3 pg
Fees:18.00 Taxes:277.50
20050218-0018622

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 3, 2002 and recorded September 11, 2002, as Instrument No. 20020911-0110706 in the Register's Office of Davidson County, Tennessee, Michael Taylor conveyed to USA Title, as Trustee for First Franklin Financial 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 **Robert M. Wilson, Jr.** as Successor Trustee by instrument of record recorded on January 18, 2005 as Instrument No. 200501180006183 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 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 Eric L. Sox, at and for the sum of $59,501.00, 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 Eric L. Sox 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 Eric L. Sox, 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. 2 of Block "E" on the Map of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to Pippa D. Taylor and husband, Michael J. Taylor, by Ben P. Adams and wife, Mary Gwen Adams, dated February 29, 2000, and recorded March 7, 2000, in Instrument No. 200003070023120 said Register's Office.

Commonly known as: 1617 Stratford Avenue, Nashville, Tennessee 37216

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 Eric L. Sox, 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~~ Saline

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.

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

Notary Public

My Commission Expires: _____

FORM FOR OATH

$75,000

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$69,501.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ELS 2-18-05
Eric L. Sox

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF Davidson)ss:

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Eric L. Sox, 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 Nashville this 18th day of Feb, 2005.

STATE OF TENNESSEE NOTARY PUBLIC

Melissa L Blue
Notary Public

My Commission Expires: July 19, 2008

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Eric L. Sox
7051 Highway 70 South suite 315
Nashville TN 37221
Parcel No. 072-04-0-133.00

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