RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Wayne Carpenter and Bridget K. Carpenter

GRANTEE(s)
Union Planters Bank, National Association

Davidson County DEEDTRS
Recvd: 02/23/05 09:14 3 pgs
Fees:18.00 Taxes:85.69

20050223-0019509

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 14, 1998 and recorded on August 19, 1998 at Book 11072, Page 698 in the Register's Office of Davidson County, Tennessee, Wayne Carpenter, and Bridget K. Carpenter conveyed to Daniel R. Hawkins, as Trustee for Union Planters Bank, National Association, 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. 200411170138214 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 5, 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 Union Planters Bank, National Association, at and for the sum of $23,160.00, 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 Union Planters Bank, National Association 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 Union Planters Bank, National Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows: Tract 6: Beginning at an iron pin set, the most Northwest corner of this tract, in the line of Johnny Ray Brooks, and being a common corner to Tract 7, this survey; thence with the line of said Tract 7, South 81 degrees 45 minutes 32 seconds East, passing an iron pin set at 50.77 feet and in all a total of 1162.56 feet to an iron pin set in the line of William D. Patton; thence, with the line of said Patton, South 05 degrees 21 minutes 25 seconds West, 174.25 feet to an iron pin set in the line of said Patton; thence North 81 degrees 45 minutes 32 seconds West 252.82 feet to an existing iron pin, corner to Tom Kirby; thence with the line of said Kirby, North 81 degrees 45 minutes 32 seconds West 350.80 feet to an existing iron pin, corner to said Kirby; thence North 81 degrees 45 minutes 32 seconds West 237.13 feet to an iron pin set; thence South 31 degrees 32 minutes 36 seconds West, passing an iron pin set of 131.35 feet, and in all a total of 310.84 feet to an iron pin set in the Northerly line of Charles Spurlock; thence with the line of said Spurlock, North 81 degrees 49 minutes 19 seconds West 126.85 feet to an existing iron pin, corner to said Spurlock in the line of Johnny Ray Brooks; thence North 01 degree 43 minutes 26 seconds West 466.70 feet to the beginning, containing 6.0 acres, according to a survey by Ray G. Cole, Registered Land Surveyor Number 924, per re-subdivision dated October 2, 1991. Included in this conveyance are all those rights in and to a 50-foot non-exclusive right of way and easement for ingress/egress and utilities as set forth in Book 7861, Page 300, Book 9667, Page 620, and Book 9496, Page 958, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Wayne Carpenter, and wife, Bridget K. Carpenter, by deed from Joseph P. Parrish, Unmarried, of record in Book 10504, Page 382, Register's Office for Davidson County, Tennessee.

Commonly known as: 5958 Lickton Pike, Goodlettsville, Tennessee 37072

W&A No. 956-204060/956-77298

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 Union Planters Bank, National Association, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 5 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 5 day of Jan, 2005.

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 $23,160.00, 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 5 day of Jan, 2005.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Union Planters Bank, National Association
P.O. Box 2527
Mobile, AL 36622

Parcel No. 017-00-0-314.00

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