RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Roger W. Turner

GRANTEE(s)
American Consulting Corporation

Davidson County DEEDTRS
Recvd: 04/11/05 10:52 2 pgs
Fees:13.00 Taxes:103.60
20050411-0039497

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 31, 1992 and recorded August 3, 1992, at Book 8691, Page 320 and re-recorded on September 4, 1992, at Book 8722, Page 776 in the Register's Office of Davidson County, Tennessee, Roger W. Turner conveyed to Wallace Tidwell, Thomas Staten, Brenda Archbold, Robert Tabbutt, or Fred Zweifel, as Trustee for Secretary of Veterans Affairs, an Officer of the United States of America, 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 February 24, 2005 as Instrument No. 20050224-0020496 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 March 16, 2005 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY 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 American Consulting Corporation, at and for the sum of $23,798.00, 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 American Consulting Corporation 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 American Consulting Corporation, 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. 34 on the Plan of Dewey Heights Addition, as of record in Book 161, Page 94, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the southerly side of Ilolo Street and runs back between parallel lines 150 feet to an alley. Land in Davidson County, Tennessee, being the southeasterly ½ of Lot No. 35 on the Map showing Dewey Heights Addition as of record in Book 161, page 94 Register's Office for said County. Said part of said Lot No. 35 fronts 25 feet on the southwesterly side of Ilolo Street and runs back between said lines 150 feet to an alley. Being the same property conveyed to Grantor by deed form Edward J. Derwinski, Secretary of Veterans Affairs, dated July 29,1992, being recorded simultaneously herewith in the Register's Office of Davidson county, Tennessee.
>
> Commonly known as: 2316 Ilolo Street, Nashville, Tennessee 37207
>
> Tax Parcel No.: 070-04-0-132.00

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 American Consulting Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 8th day of April, 2005.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
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 8th day of April, 2005.

JENNIFER MEGAN SKARDA NOTARY PUBLIC MY COMM. EXP. NOV. 11, 2011 PULASKI CO., ARKANSAS

Notary Public

My Commission Expires: 11/11/11

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 $$23,798.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

American Consulting Corporation

ACKNOWLEDGMENT

STATE OF _____

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: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
American Consulting Corporation
P.O. Box 160644
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 28,000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April 20 05

Deputy Register

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