RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James H. Saint, Jr. and Janice F. Saint

GRANTEE(s)
James Roberts

Davidson County DEEDTRS
Recvd: 04/18/05 15:09 2 pgs
Fees:13.00 Taxes:259.00
20050418-0042976

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 24, 2001 and recorded October 1, 2001, as Instrument No. 20011001-0105431 in the Register's Office of Davidson County, Tennessee, James H. Saint, Jr., and Janice F. Saint conveyed to Bruce Balcom, Atty., as Trustee for Chase Manhattan Mortgage 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 March 16, 2005 as Instrument No. 20050316-0028644 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 April 6, 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 James Roberts, at and for the sum of $38,251.00, 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 James Roberts 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 James Roberts, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being part of two tracts in the Eight formerly the 12th Civil District of Davidson County, Tennessee the first tract being Lot No. 5 on the plan of the Division of land of William Gower as of record in Book "E" page 487, and the second tract beginning at the east line of the Jordan Property as of record in Deed Book 1536, page 451, and Deed Book 1278, page 156, Register's Office of Davidson County, Tennessee, described according to a survey made by Ralph Lambert & Son Surveyors 11/6/76 as follows: Beginning at a stake 12 feet from the metal barn on the Southeast corner and running 290.0 feet .585 degrees East to a point 588.72 feet North 2 degrees 29 minutes 28 seconds East and then 490.0 feet North 85 degrees West to a point and 630.0 feet South 16 degrees East back to a stake 12 feet from the metal barn. There is specifically excluded from is a portion of property conveyed and described in Deed Book 9594, page 365. Being a portion of the same property conveyed to Edith Spence, by Deed from Janice Faye Saint and John Michael Spence, Jr. of record in Book 9594, page 365 dated 2/13/95 and recorded 2/13/95 and by Deed from John M. Spence and wife, Edith Spence dated 3/3/77, recorded 3/4/77 in Book 5120, page 766, register's Office for Davidson County, Tennessee, Edith Spence died testate on January 19, 2001, a resident of Davidson County, Tennessee, and her Last Will and Testament, naming Janice Faye Saint as the Executrix was admitted to probate by the Probate Court of Davidson County, Tennessee on April 18, 2001 at No. 01P-580. And further being the same property conveyed to James H. Saint Jr. and wife Janice F. Saint by Deed dated 9/24/01 and recorded in Instrument # 20011001-0105430, Register's Office for Davidson County, Tennessee.
Property Address: 7662 Old Charlotte Pike Nashville, Tennessee 37209.

Commonly known as: 7662 Old Charlotte Pike, Nashville, Tennessee 37209. in the Register's Office of Davidson County, Tennessee.

Tax Parcel No.: 114-00-0-004.00

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 James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 12 day of April, 2005.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
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 12 day of April, 2005.

Notary Public

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

My Commission Expires: _____

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 $38,251.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Roberts

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:
James Roberts
201 Thompson Lane, Suite 200
Nashville, TN 37211

DEEDTrusteefor3rdParty_BBoone_050408_1505

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 70,000.00
Sarah Evans
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 12th DAY OF April 2005
Deputy Register