RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tiffani M. Ransom

GRANTEE(s)
Eric L. Sox

Davidson County DEEDTRS
Recvd: 05/04/05 11:30 3 pgs
Fees:18.00 Taxes:233.84
20050504-0049917

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 28, 2001 and recorded January 14, 2002, as Instrument No. 20020114-0005288 in the Register's Office of Davidson County, Tennessee, Tiffani M. Ransom conveyed to First National Financial Corp, 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on February 28, 2005 as Instrument No. 20050228-0021511 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 30, 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 Eric L. Sox, at and for the sum of $63,201.00, 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 undersigned 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:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being Unit Number 4 on the Plan of Leisure Heights, Section One, Phase One, of record in Book 5800, Page 267, as amended in Book 6396, Page 502, Register's Office for Davidson County, Tennessee, together with the appurtenant interests in the common areas as set forth on said plan and as more fully described in the Declaration of Covenants, Conditions and Restrictions of Leisure Heights Homeowner's Association, of record in Book 6146, Page 241, as amended in Book 6150, Page 585, Book 6259, Page 862, Book 6396, Page 504, and Book 7303, Page 232, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed unto Delores Ann Smith, Individually, by Quitclaim Deed from Clell W. Smith and wife, Geraldine Smith, Individually, dated June 14, 1999, recorded June 14, 1999, in Book 11527, Page 300, and re-recorded in Book 11530, Page 307, of the Register's Office for Davidson County, Tennessee. See also Book 9929, Page 571, and Book 7320, Page 331, of the same Office and Being the same property conveyed unto Tiffani M. Ransom, unmarried, by Warranty Deed from Delores Ann Smith, married, dated December 28, 2001, recorded January 14, 2002, in Instrument Number 200201140005287, of the Register's Office for Davidson County, Tennessee.

Commonly known as: 306 Leisure Court, Antioch, Tennessee 37013.

Tax Parcel No.: 162-16-0-13 004.00

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 Eric L. Sox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 8 day of Apr, 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 8 day of Apr, 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 $$63,201.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric L. Sox

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: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 63,201
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4 DAY OF May 20 05
Deputy Register

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eric L. Sox
7051 Highway 70 South
Nashville, TN 37221

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