RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James Bruce Chan

GRANTEE(s)
Am South Bank

Davidson County DEEDTRS
Recvd: 05/23/05 15:32 3 pgs
Fees:18.00 Taxes:259.00

20050523-0058084

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 23, 2003 and recorded June 30, 2003, as Instrument No. 20030630-0089979 in the Register's Office of Davidson County, Tennessee, James Bruce Chan conveyed to First American Title Company, as Trustee for CitiMortgage, Inc., 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 21, 2005 as Instrument No. 20050321-0030193 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 May 11, 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 Am South Bank, at and for the sum of $70,000.00, 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 Am South Bank 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 Am South Bank, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> The following real property situate in the City of Antioch, County of Davidson, State of Tennessee, to-wit: Being Lot No. 72, on the Plan of Clairmont Subdivision, Phase 2, record in Plat Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. By Fee Simple Deed from Raymond J. Wilson and Wife, Juliann Wilson as set forth in Deed Book 9145 at Page 179, Recorded on 11/9/1993, Davidson County Records.
>
> Commonly known as: 473 Claircrest Drive, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 162-01-O-B-072.00 CO

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 Am South Bank, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 16 day of May, 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 16 day of May, 2005.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 2-10-2011

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 $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angie Dellinger
Am South Bank

ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Angie Dellinger, 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 Birmingham, al this 20th day of May, 2005.

Donna M Shubert
Notary Public

My Commission Expires: 6/15/05

DONNA M. SHUBERT NOTARY PUBLIC JEFFERSON COUNTY, ALABAMA STATE AT LARGE

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Am South Bank
2050 Parkway Terrace Circle
ATTN: Leigh Ward
Hoover, AL 35244

VA No. 20-20-0508829

DEEDTrusteefor3rdPar_phicks_050511_1622

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