RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Michael P. Litchey, III

GRANTEE(s)
W. Casey Reed

Davidson County DEEDTRS
Recvd: 06/13/05 09:34 3 pg
Fees:18.00 Taxes:338.55
20050613-0067036

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 19, 1997 and recorded January 2, 1998, at Book 10744, Page 688 and re-recorded on April 29, 2003, as Instrument No. 20030429-0057120 in the Register's Office of Davidson County, Tennessee, Michael P. Litchey, III conveyed to Title Escrow of Wilson County, as Trustee for FT Mortgage Companies D/B/A Sunbelt National Mortgage, a Kansas 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 **ROBERT M. WILSON, JR** as Successor Trustee by instrument of record recorded on March 26, 2001 as Instrument No. 20010326-0028692 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 25, 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 W. Casey Reed, at and for the sum of $95,100.00, 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 W. Casey Reed 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 W. Casey Reed, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit Number D-5 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, recorded at Plat Book 6250, Pages 607-610, and as of record in Book 6639, Page 468, together with joinder Agreements of record in Book 6691,Page 308-314, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272, and Book 10322, Page 682, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Michael P. Litchey III, a single person , by NPH Builders, a Tennessee partnership composed of Richard A. Nelson, Richard J. Puncochar and Esmond H. Harding, by Warranty Deed dated December 19, 1997, recorded January 2, 1998, in Book 10744, Page 685, in the Office of the Register of Deed for Davidson County, Tennessee.
>
> Commonly known as: 121 Lake Chateau Drive, Hermitage, Tennessee 37076.
>
> Tax Parcel No.: 97/08/0/A/23.00 C0

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 W. Casey Reed, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 6 day of June, 2005

Robert M. Wilson, Jr.
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, Robert M. Wilson, Jr., 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 6 day of June, 2005.

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-16-2011

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 $95,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W. Casey Reed

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
$ 95,100.00 W. Casey Reed
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 20 05
Deputy Register

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
W. Casey Reed
211 Printers Alley, suite 400
Nashville, TN 37201

DEEDTrusteefor3rdParty_phicks_050525_1549

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