RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sandy Bean Verran a/k/a Sandy Bean Saldana

GRANTEE(s)
Eric L. Sox

Davidson County DEEDTRS
Recvd: 06/15/05 10:45 3 pgs
Fees:18.00 Taxes:185.00
20050615-0068311

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 20, 2001 and recorded September 25, 2001, as Instrument No. 20010925-0103253 in the Register's Office of Davidson County, Tennessee, Sandy Bean Verran a/k/a Sandy Bean Saldana conveyed to G Bevard, as Trustee for Travelers Bank & Trust, FSB, 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 17, 2005 as Instrument No. 20050217-0017912 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 Eric L. Sox, at and for the sum of $34,501.00, 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:

> All that certain parcel of land in Davidson County, State of Tennessee as more fully described in Deed Book 10529, Page 845, ID Number 94.01-328, being known and designated as Lot 31, Shelby Village Number 2 Subdivision filed in Plat Book 1835, Page 48, recorded 03/09/1951. This being the same property conveyed to Sandy Bean Verran, from Terrance LeRoy Verran, a/k/a Terry L. Verran, by Deed dated 06/16/1994 and recorded 07/15/1997 in Book 10529, Page 845, Davidson County Records, State of Tennessee. Previous conveyance from William H. Hobbs, Sr. unmarried, to Terry L. Verran and wife, Sandy B. Verran, by Deed dated 08/26/1983 and recorded 08/31/1983, Book 6125, Page 819, Davidson County Records, State of Tennessee. Being the same property conveyed to Sandy Bean Verran by Quitclaim Deed Deed recorded on July 15, 1997 at/as Book 10529 Page 845 in the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 801 South 14th Street, Nashville, Tennessee 37206.
> Tax Parcel No.: 094-01-0 328.00

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 16 day of June, 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 16 day of June, 2005.

Notary Public

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

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 $34,501.00, 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 Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Eric Sox, 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 Nashville this 14th day of June, 2005.

Melissa L Blea
Notary Public

My Commission Expires: July 19 2008

MELISSA L. BLEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 50,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF JUNE 2005
Deputy Register

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eric L. Sox
7051 Highway 70 South-315
Nashville, TN 37221

DEEDTrusteefor3rdParty_phicks_050525_1558

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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Little Rock, Arkansas 72211
(501) 219-9388