Davidson County DEEDTRS
Recvd: 07/07/05 10:00 3 pg
Fees:18.00 Taxes:632.81
20050707-0078063

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mark E. Kilpatrick and Michelle A. Kilpatrick

GRANTEE(s)
Rodney Brower, Linda Brower, and Gregory Borden

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 25, 2003 and recorded April 4, 2003, as Instrument No. 20030404-0045073 in the Register's Office of Davidson County, Tennessee, Mark E. Kilpatrick, and Michelle A. Kilpatrick conveyed to Henry R. Allison, III, as Trustee for Mortgage Electronic Registration Systems Inc., acting solely as a nominee for SouthStar Funding, LLC, 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 June 3, 2005 as Instrument No. 20050603-0063622 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 June 22, 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 Rodney Brower, Linda Brower, and Gregory Borden, at and for the sum of $171,030.00, 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 Rodney Brower, Linda Brower, and Gregory Borden 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 Rodney Brower, Linda Brower, and Gregory Borden, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 215 on the Plan of Boone Trace at Biltmore, Section Five of record in Instrument Number 200006220062036, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Mark E. Kilpatrick and wife, Michelle A. Kilpatrick by deed from Fox Ridge Homes, Inc., NVR Fox Ridge, dated November 28, 2000 and filed for record as Instrument Number 200011290117256, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 8240 Canoe Court, Nashville, Tennessee 37221.

Tax Parcel No.: 126-15-O-A 237.00

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 Rodney Brower, Linda Brower, and Gregory Borden, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 27 day of June, 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 27 day of June, 2005.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski 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 $171,030.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rodney Brower

Linda Brower

Gregory Borden

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Rodney Brower, Linda Brower & Gregory Borden 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 Brentwood, TN. this 6 day of July, 2005.

George I. Woody
Notary Public

My Commission Expires: Oct 22, 2005

GEORGE I. WOODY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Rodney Brower, Linda Brower, and Gregory Borden
510 Midway Circle
Brentwood, TN 37027

DEEDTrusteefor3rdParty_phicks_050622_1608

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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