RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Quintaria Brunson

GRANTEE(s)
SouthStar Funding, LLC

Davidson County DEEDTRS
Recvd: 07/27/05 15:39 3 pgs
Fees:18.00 Taxes:229.40
20050727-0087843

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 7, 2004 and recorded December 9, 2004, as Instrument No. 20041209-0146740 in the Register's Office of Davidson County, Tennessee, Quintaria Brunson conveyed to Southern Title, LLC, as Trustee for "MERS" Mortgage Electronic Registration System, Inc. acting solely as 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 24, 2005 as Instrument No. 20050624-0072647 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 July 6, 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 SouthStar Funding, LLC, at and for the sum of $62,000.00, 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 SouthStar Funding, LLC 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 Mortgage Electronic Registration Systems, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 252 on the Plan of Section I, Bordeaux Gardens, of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee. Said Lot Number 252 fronts 53.6 feet on the easterly side of Crowe Drive and runs back 121.41 feet on the northerly line and 121.69 feet on the southerly line to a dead line in the rear on which it measures 63.61 feet. Being the same property conveyed to the Grantors by deed of even date and recorded in Instrument Number 20041209-0146739, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Quintaria Brunson by Warranty Deed Deed recorded on December 9, 2004 at/as 20041209-0146739 in the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 3210 Crowe Drive, Nashville, Tennessee 37218.
>
> Tax Parcel No.: 080-08-0 045.00

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 SouthStar Funding, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 25 day of July, 05.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Faulkner

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 25 day of July, 05.

Notary Public

My Commission Expires: MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $62,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Faulkner

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock AR this 25 day of July, 05.

Notary Public

My Commission Expires: _____

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
SouthStar Funding, LLC
222 Chastain Meadows Court
Suite 300
Kennesaw, GA 30144

DEEDTrusteeforPMI_nshoptaw_050722_1032

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