Davidson County DEEDTRS
Recvd: 08/01/05 11:00 2 pgs
Fees:13.00 Taxes:309.32

20050801-0089511

RECORDING LEGEND
PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Viengsamone Pharakhone and Mayoury Pharakhone

GRANTEE(s)
Ana Marie Alarcon and Carolyn Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 83,600.00
Carolyn Lawrence
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 01 DAY OF Aug 2005
Deputy Register

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 23, 1992 and recorded October 29, 1992, at Book 8769, Page 777 in the Register's Office of Davidson County, Tennessee, Viengsamone Pharakhone, and Mayoury Pharakhone conveyed to Harold Reeves of Davidson County, TN, as Trustee for Service Mortgage Company of Tennessee, 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 December 30, 2004 as Instrument No. 20041230-0154578 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 8, 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 Ana Marie Alarcon and Carolyn Lawrence, at and for the sum of $83,600.00, 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 Ana Marie Alarcon and Carolyn Lawrence 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 Ana Marie Alarcon and Carolyn Lawrence, there successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 51, Section Three, Hickory View as recorded in Book 6250, Page 960, Register's Office, Davidson County, Tennessee. Being the same property conveyed to the grantors by deed of record in Book 8251, Page 959 Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 232 Ash Grove Drive, Nashville, Tennessee 37211.
>
> Tax Parcel No.: 162-09-0-129.00

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 Ana Marie Alarcon and Carolyn Lawrence, and unto there successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 17 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 17 day of June, 2005.

Notary Public

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

My Commission Expires: _____

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 $83,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ana Marie Alarcon

Carolyn Lawrence

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: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ana Marie Alarcon andCarolyn Lawrence
604 German Lane
Franklin, TN 37067

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