RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jason D. Collis

GRANTEE(s)
LaVern Fross and Iva Fross

Davidson County DEEDTRS
Recvd: 08/01/05 14:27 3 pgs
Fees:18.00 Taxes:447.21

20050801-0089717

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 12, 2004 and recorded March 18, 2004, as Instrument No. 20040318-0030881 in the Register's Office of Davidson County, Tennessee, Jason D. Collis conveyed to K. Thomas Sidwell of Williamson County, Tennessee, 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 July 12, 2005 as Instrument No. 20050712-0080723 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 27, 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 LoVern Fross and Iva Fross, at and for the sum of $120,867.00, 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 LaVern and Iva Fross 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 LaVern Fross and Iva Fross, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot 230, on the Plan of CANE RIDGE FARM, Phase Four of record in Instrument Number 20030721-0101773, 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 Jason D. Collis by Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, to be recorded immediately prior to the recording hereof in Instrument Number 20040318-0030880, Register's Office for Davidson County, Tennessee.

Commonly known as: 2509 Kanlow Drive, Antioch, Tennessee 37013.

Tax Parcel No.: 174-11-0-A 209.00

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 LaVern Fross and Iva Fross, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 27 day of July, 09.

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 27 day of July, 09.

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 $120,867.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LaVern Fross

~~LaVern Fross~~

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, LaVern Fross, 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 1st day of August, 2009.

Notary Public

My Commission Expires: 2/15/09

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LaVern and Iva Fross
9182 Fox Run Drive
Brentwood, TN 37027

DEEDTrusteefor3rdParty_phicks_050727_1444

This Instrument Prepared By:
Robert M. Wilson, Jr.
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