Davidson County DEEDTRS
Recvd: 08/16/05 10:49 2 pgs
Fees:13.00 Taxes:203.50

20050816-0096857

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sean V. Cook and Anjenetta Cook

GRANTEE(s)
Heatherstone Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 55,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16 DAY OF Aug 20 05

Deputy Register

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 19, 2000 and recorded September 28, 2000, as Instrument No. 20000928-0096080 in the Register's Office of Davidson County, Tennessee, Sean V. Cook, and Anjenetta Cook conveyed to Robbie L. McLean, as Trustee for EquiCredit Corporation of America, 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 16, 2005 as Instrument No. 20050616-0069102 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 20, 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 Heatherstone Properties, LLC, at and for the sum of $38,500.00, 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 Heatherstone Properties, 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 Heatherstone Properties, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Lot No. 1 in Block No 1 of Cumberland Nurseries Subdivision of record in Book 1457, Page 459, Register's Office for Davidson County, Tennessee. Said Lot No. 1 front 53-1/2 feet on the East side of Foster Avenue in Woodbine, suburb of Nashville, Tennessee and runs back easterly between parallel lines and along the North margin of Whitsitt Avenue 150 feet to an alley. Being the same property conveyed to Sean V. Cook and wife, Anjenetta Cook, by Deed recorded in Book 11204, Page 11, Register's Office of Davidson County, Tennessee.
>
> **Commonly known as: 2626 Foster Avenue, Nashville, Tennessee 37210**
>
> Tax Parcel No.: 119-05-0 387.00

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 Heatherstone Properties, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 20 day of July, 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 20 day of July, 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 $38,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heatherstone Properties, LLC

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:
Heatherstone Properties, LLC
222 Cumberland Circle
Nashville, TN 37214

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