RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James G. Franklin

GRANTEE(s)
Eric Sox

Davidson County DEEDTRS
Recvd: 09/01/05 12:18 2 pgs
Fees:13.00 Taxes:240.50

20050901-0105030

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 31, 2000 and recorded November 22, 2000, as Instrument No. 20001122-0115489 and re-recorded on December 18, 2000, as Instrument No. 20001218-0123981 in the Register's Office of Davidson County, Tennessee, James G. Franklin conveyed to James Hammonds, Nashville, as Trustee for Associates Home Equity Loan Corporation, 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 **AARON L. SQUYRES** as Successor Trustee and **KARYN TIERNEY** as Co-Trustee by instrument of record recorded on July 25, 2005 as Instrument No. 20050726-0086536 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 August 10, 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 Eric Sox, at and for the sum of $49,901.00, 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 Eric Sox 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 Eric Sox, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 31 on the map of Riverside Drive Subdivision, as of record in Book 974, Page 60. Said Lot Number 31 fronts 50 Feet on the Easterly side of Riverside Drive, and runs back 203 Feet more or less on the North line and 200 Feet more or less on the South line, to the Westerly line of Lot Number 55 on which it measured 50 Feet, as measured by Z. J. Wilkinson, Surveyor, October 12, 1940. Being the Same property conveyed to James Franklin (now deceased) and son, James G. Franklin, by Quit Claim Deed from James Franklin and wife, Celesta M. Franklin, Dated July 18, 1989, and recorded July 21, 1989 in Book 7894, Page 349, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1615 Riverside Drive, Nashville, Tennessee 37216.
>
> Tax Parcel No.: 072-15-0 207.00

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 Eric Sox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 19 day of July, 05.

Aaron L. Squyres
Successor Trustee

Karyn Tierney
Co-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, Karyn Tierney, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee for the purposes therein contained.

05 Witness my hand and seal at office in Little Rock, Arkansas this 19 day of July.

Misty M. Sob
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 [redacted], ~~which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.~~

E.J. Sox
Eric Sox

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, ERIC SOX, 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 Nashville, TN this 19 day of August, 2005.

S. TONEE SPEARS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM

S. Tonee Spears
Notary Public

My Commission Expires: 6/6/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 85,000 E.J.S.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF SEP 20 05

Deputy Register