Davidson County DEEDTRS
Recvd: 09/21/05 09:12 2 pgs
Fees:13.00 Taxes:539.46

20050921-0113324

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Elizabeth A. Thompson

GRANTEE(s)
~~**Jeff Carneal**~~ K
Stone Steps Realty, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 145,800
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21st DAY OF Sept 20 05
Deputy Register

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 30, 2004 and recorded September 1, 2004, as Instrument No. 20040901-0105967 in the Register's Office of Davidson County, Tennessee, Elizabeth A. Thompson conveyed to Watauga Title Company, as Trustee for First Franklin Financial Corp., subsidiary of National City Bank of Indiana, 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 22, 2005 as Instrument No. 20050622-0071762 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 ~~Jeff Carneal~~ K,Stone Steps Realty, Inc.,2020 Fieldstone Parkway, Franklin, TN, at and for the sum of $145,800.00, 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 ~~Jeff Carneal~~ K,Stone Steps Realty, Inc.,2020 Fieldstone Parkway, Franklin, TN 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 ~~Jeff Carneal~~ K,Stone Steps Realty, Inc.,2020 Fieldstone Parkway, Franklin, TN, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 9, Townhomes of Brentwood, a Planned Unit Development, of record in Plat Book 9700, page 990, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Being the same property conveyed to Elizabeth A. Thompson, unmarried by deed from Julie K. Waggoner, unmarried recorded simultaneously herewith in Book, page, or Instr. 20040901-0105966, said Register's Office.Commonly known as: 5706 Amalie Drive, Nashville, Tennessee 37211

Tax Parcel No.: 161-11-0-F009.00

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 ~~Jeff Carneal~~, Stone Steps Realty, Inc.,2020 Fieldstone Parkway, Franklin, TN, and unto its successors and assigns. K

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 20 day of Sept, 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, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 6 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 $145,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeff Carneal
Stone Steps Realty, Inc.
2020 Fieldstone Parkway
Franklin, TN 37069

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:
~~Jeff Carneal~~,Stone Steps Realty, Inc.,2020 Fieldstone Parkway, Franklin, TN 37069

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