PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Hazel Parmer and Bernadine Parmer

GRANTEE(s)
James Roberts

Davidson County DEEDTRS
Recvd: 10/13/05 12:09 3 pgs
Fees:18.00 Taxes:481.00
20051013-0123513

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 130,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 13 DAY OF Oct 20 05
Deputy Register

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 24, 1999 and recorded October 28, 1999, at Book 11720, Page 778 in the Register's Office of Davidson County, Tennessee, Hazel Parmer, and Bernadine Parmer conveyed to Quicksearch, Inc., as Trustee for America's Wholesale Lender, 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 September 12, 2005 as Instrument No. 20050912-0109467 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 September 28, 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 James Roberts, at and for the sum of $70,000.00, 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 James Roberts 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 James Roberts, 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 Lot number 64 on the plan of Dr. E.T.Bown's Subdivision of Lots 2126, Brownsville Addition, of record in Book 332, Page 91, Register's Office for said County. Said Lot Number 64 fronts 50 feet on the Northerly margin of (East) Douglas Avenue and extends back between parallel lines 170 feet to a 15 foot alley. Being the same property conveyed to Hazel Parmer and Bernadine Parmer, both unmarried, by Quitclaim Deed dated September 16, 1999 of record in Deed Book 11720, Page 776, in the Office aforesaid. Also being the same property conveyed to Bernadine Parmer, by Quitclaim Deed of record in Book 6327, Page 995, dated June 29, 1984, of record in Book 5448, Page 812, and further source of title conveyed to Hazel Parmer and Bernadine Parmer, both unmarried by deed dated June 8, 1979, of **record in Book 5448, Page 812, in the Office aforesaid.**
>
> Commonly known as: 1527 Douglas Avenue, Nashville, Tennessee 37206.
>
> Tax Parcel No.: 072-14-0 232.00

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 James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12 day of Oct, 2005.

Aaron L. Sayres
Successor Trustee

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

Witness my hand and seal at office in Little Rock, Arkansas this 12 day of Oct, 2005.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Roberts

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:
James Roberts
201 Thompson Lane, Suite 200
Nashville, TN 37211

DEEDTrusteefor3rdParty_Tbrown_050928_1420

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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