RECORDING LEGEND
PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Nathaniel G. Ambrose

GRANTEE(s)
B and B Investment Properties of Brentwood, Rodney Brower, Partner

Davidson County DEEDTRS
Recvd: 11/02/05 08:40 2 pgs
Fees:13.00 Taxes:381.10

20051102-0132237

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 30, 1999 and recorded April 6, 1999, at Book 11417, Page 384 in the Register's Office of Davidson County, Tennessee, Nathaniel G. Ambrose conveyed to Kathy J. Winstead, of Knox County, as Trustee for U.S. Trust Mortgage, Inc., 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 **TERSA LARSON** as Co-Trustee by instrument of record recorded on September 26, 2005 as Instrument No. 20050926-0114980 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 October 19, 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 B and B Investment Properties of Brentwood, Rodney Brower, Partner, at and for the sum of $103,000.00, 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 B and B Investment Properties of Brentwood, Rodney Brower, Partner 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 B and B Investment Properties of Brentwood, Rodney Brower, Partner, 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 Number 214 on the Plan of Wynbrook Condominiums, said plan being attached as Exhibit A to the Master Deed, of record in Book 7285, Page 920, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to Nathaniel G. Ambrose, unmarried, by Deed from Barbara A. Coleman, unmarried, of record in Book 11417, Page 381, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 214 Wynbrook Court, Nashville, Tennessee 37221.
>
> Tax Parcel No.: 142-07-0-D 214.00

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 B and B Investment Properties of Brentwood, Rodney Brower, Partner, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 26 day of Oct, 2005

Aaron L. Squyres, Successor Trustee
By Tersa Larson, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Tersa Larson, 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 26 day of Oct, 2005.

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline 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 $103,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

B and B Investment Properties of Brentwood,
Rodney Brower, Partner

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Rodney C Brower, 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 2ND day of Nov, 2005.

Notary Public

My Commission Expires: 06/09

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
B and B Investment Properties of Brentwood, Rodney Brower, Partner
510 Midway Circle
Brentwood, TN 37027

RICHARD MARLOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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