RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Todd D. Hunt

GRANTEE(s)
J. David Pearson

Davidson County DEEDTRS
Recvd: 12/13/05 10:08 2 pgs
Fees:13.00 Taxes:456.03

20051213-0149444

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 22, 2004 and recorded January 30, 2004, as Instrument No. 20040130-0011459 in the Register's Office of Davidson County, Tennessee, Todd D. Hunt conveyed to Bluegrass Title Company, as Trustee for Mortgage Electronic Registration System, Inc., acting solely as nominee for Decision One Mortgage Company, LLC, 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 SQUYRES** as Successor Trustee and **LESLIE GARRETT** as Co-Trustee by instrument of record recorded on December 1, 2005 as Instrument No. 20051201-0144277 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 December 7, 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 J. David Pearson, at and for the sum of $123,250.00, 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 J. David Pearson 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 J. David Pearson, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land located in Davidson County, Tennessee, Being a certain Condominium Apartment described as follows to wit:
>
> Unit NO. 119 in a horizontal property regime which is located on the plan of Versailles Condominium, of record in book 5050, page 80, said Register's office. Being the same property conveyed to Todd D Hunt by deed dated November 21, 1995, from Anderson C. Gaither of record in Book 9868, page 65, said Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3000 Hillsboro Road #119, Nashville, Tennessee 37215.
>
> Tax Parcel No.: 117-03-0-A 119

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 J. David Pearson, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 7 day of Dec, 05.

Leslie Garrett, 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, Leslie Garrett, 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 8 day of Dec, 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 $123,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. David Pearson

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:
J. David Pearson
3008 Harperth Springs Drive
Nashville, TN 37221

DEEDTrusteefor3rdParty_cpritchett_051207_1347

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 123,250

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13th DAY OF Dec 20 05

Deputy Register