RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Dorothy Hall and Roberta Louise Armstrong**

**GRANTEE(s)**
**Darin Pavone**

Davidson County DEEDTRS
Recvd: 12/13/05 11:17 3 pgs
Fees:18.00 Taxes:307.10
20051213-0149549

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 30, 1999 and recorded October 19, 1999, at Book 11709, Page 66 in the Register's Office of Davidson County, Tennessee, Dorothy Hall, and Roberta Louise Armstrong conveyed to John M. Jordan of Davidson County, Tennessee, as Trustee for Franklin Mortgage Funding, 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 **KARYN TIERNEY** as Co-Trustee by instrument of record recorded on August 16, 2005 as Instrument No. 20050816-0096680 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 26, 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 Darin Pavone, at and for the sum of $83,000.00, 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 Darin Pavone 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 Darin Pavone, 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 76 on the Plan of M.N. Young's Inglewood Annex of record in Book 547, Page 197, Register's Office for said county. Said Lot Number 76 fronts 55 feet on the Northwesterly margin of Katherine Street and extends back 148.9 feet on the Northerly line and 147.6 feet on the Southerly line to a dead line in the rear, measuring 55 feet thereon. Being the same property conveyed to Teri Hall Pinkston and Dorothy Carol Hall each a one-half (1/2) undivided interest by deed from Roberta Louise Armstrong, a single person and Dorothy H. Hall, a single person of record in Book 9979, Page 623 said Register's Office. And also being the same property conveyed to Roberta Louise Armstrong, a single person and Dorothy H. Hall, a single person, by Quitclaim Deed from Dorothy Carol Hall, a single person, Teri Hall Pinkston, a single person of record in Book 11606, Page 404 Register's Office for Davidson County, Tennessee. Roberta Louise Armstrong joins in this Deed of Trust only for the purpose of encumbering such ownership rights that she may have in and to said property.

Commonly known as: 3905 Katherine Street, Nashville, Tennessee 37216.

Tax Parcel No.: 061-15-0 238.00

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 Darin Pavone, and unto its successors and assigns.

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Darren Pavone
PO Box 120832
Nashville, TN 37212

DEEDTrusteefor3rdParty_phicks_051115_1652

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

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 18 day of NOV, 05.

Aaron L. Squyres
Successor Trustee

Karyn Tierney
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

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 18 day of NOV, 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 $83,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Darin Pavone

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Darin Pavone, 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 9th day of Dec, 2005.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY