RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jason R. McClintock

GRANTEE(s)
Eric Sox

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

Davidson County DEEDTRS
Recvd: 02/06/06 10:12 2 pgs
Fees:13.00 Taxes:370.00
20060206-0014300

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 15, 2002 and recorded April 22, 2002, as Instrument No. 20020422-0049522 in the Register's Office of Davidson County, Tennessee, Jason R. McClintock conveyed to Allen E. Schwartz, Esq., as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as nominee for Transland Financial Services, Inc. and Transland Financial Services, Inc.'s successors and assigns, 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 **BRIAN J. BRUMBACK** as Co-Trustee by instrument of record recorded on December 12, 2005 as Instrument No. 20051212-0148595 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 January 11, 2006 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 Eric Sox, at and for the sum of $94,900.00, 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 Eric Sox 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 Eric Sox, 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 No. 76 on the Plan of Donelson Hills, of record in Book 2331, page 22, Register's Office for said County.
> Said Lot No. 76 fronts 100 feet on the northerly margin of Guaranty Drive and extends back 176.9 feet on the easterly line and 178 feet on the westerly line to a dead in the rear, measuring 52.5 feet thereon.
> Being the same property conveyed by to the grantor(s) herein named by deed of even date being filed for record simultaneously herewith as Instrument No. 20020422-0049521, Registar's Office for Davidson County, Tennessee.

Commonly known as: 2136 Guaranty Drive, Nashville, Tennessee 37214.

Tax Parcel No.: 095-02-0005.00

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 Eric Sox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 30 day of January, 2006.

Brian J. Brumback, 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, Brian J. Brumback, 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 30 day of January, 2006.

Notary Public

My Commission Expires: [illegible]

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 $94,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric Sox

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:
Eric Sox
7051 Highway 70 South
Suite 315
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 100,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Feb 20 06

Deputy Register