RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Johnny M. Alvarado

GRANTEE(s)
SFJV 2005, LLC

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: 02/08/06 08:27 3 pgs
Fees:18.00 Taxes:295.96
20060208-0015383

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 21, 2003 and recorded February 7, 2003, as Instrument No. 20030207-0016867 in the Register's Office of Davidson County, Tennessee, Johnny M. Alvarado conveyed to Cynthia J. Bohn, as Trustee for Mortgage Electronic Registration System, Inc., solely as nominee for Franklin American Mortgage Company, 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 **CHRIS GRAY** as Co-Trustee by instrument of record recorded on November 7, 2005 as Instrument No. 20051107-0134462 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 November 9, 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 SFJV 2005, LLC, at and for the sum of $79,989.03, 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 SFJV 2005, LLC 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 SFJV 2005, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 95, Building 24, together with the garage appurtenant thereto on the plan of Phase 2, Priest Lake Park Condominium Townhouses, of record in Book 4675, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to the Grantor's herein by Deed of even date being recorded simultaneously herewith.
>
> Commonly known as: 3880 Priest Lake Drive #95, Nashville, Tennessee 37217.

Tax Parcel No.: 136030B05000CO

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 SFJV 2005, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 6 day of February, 2006.

Chris Gray, 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, Chris Gray, 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 6 day of February 2006.

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC Pulaski 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 $79,989.03, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chris Gray
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, Chris Gray, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 6 day of February, 2006.

Notary Public

My Commission Expires: _____

Angela M. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
SFJV 2005, LLC
3476 Stateview
Ft. Mill, SC 29715

FHA No. 483-3217244