RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Allan James Celento

GRANTEE(s)
LaVern K And Iva L Fross

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 10:38 2 pgs
Fees:13.00 Taxes:1002.70
20060208-0015538

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 18, 2003 and recorded July 17, 2003, as Instrument No. 20030717-0100214 in the Register's Office of Davidson County, Tennessee, Allan James Celento conveyed to Wesley D. Turner, as Trustee for Argent Mortgage Company, L.L.C., 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 **ANGELA MARTIN** as Co-Trustee by instrument of record recorded on January 6, 2006 as Instrument No. 20060106-0002122 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 25, 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 LaVern K And Iva L Fross , at and for the sum of $271,000.00, 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 LaVern K And Iva L Fross 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 LaVern K And Iva L Fross , 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. 40, on the Plan of Summit Oaks, Phase One, of record as Instrument No. 20020129-0011883, Register's Office for said County, to which reference is hereby made for a more particular description. This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County. Being the same property conveyed to Grantor (s) herein by deed of even date being recorded simultaneously herewith in Instrument No. 20030717-0100213, Register's Office for Davidson County, Tennessee.

Commonly known as: 200 Summit Oaks Place, Nashville, Tennessee 37221-1314.
Tax Parcel No.: 128-16-0-B-040.00 CO

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 LaVern K And Iva L Fross , and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 2nd day of February, 2006.

Angela Martin, 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, Angela Martin, 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 2nd day of February, 2006.

FELESIA L. BOOKER
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 5-1-2012

Felesia L. Booker
Notary Public

My Commission Expires: 5/1/12

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 $271,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LaVern K And Iva L Fross

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____