# SUCCESSOR TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 02/23/06 14:19 3 pgs
Fees:18.00 Taxes:253.97
20060223-0021352

STATE OF ARKANSAS )
COUNTY OF PULASKI )

The actual consideration or value, whichever is greater, for this transfer is $68,640.06.

Robert S. Coleman, Jr.

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

Subscribed and sworn before me this the 16th day of February, 2006

Notary Public

My commission expires: 2/25/2013

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
James B. Nutter & Company
P.O. Box 10346
Kansas City, MO 64171-9936

Send Tax Bills To:
James B. Nutter & Company
P.O. Box 10346
Kansas City, MO 64171-9936

Map-Parcel Nos.
Parcel No: 42-08-61.00

WHEREAS, Lisa R. Fleming, by Deed of Trust (the "Deed of Trust") dated July 17, 2001, of record as Instrument No. 20011018-0113784, in the Register's office for Davidson County, Tennessee, conveyed to Transcontinental Title, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to James B. Nutter & Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20060111-0004236 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on January 26, 2006, February 2, 2006 and February 9, 2006; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse located at **225 Polk Avenue (old Ben West Library building)** in Nashville, Tennessee, at 11:00 a.m. on February 16, 2006, and James B. Nutter & Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Sixty Eight Thousand, Six Hundred Forty Dollars and Six Cents ($68,640.06).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Madison, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

**This is improved property known as: 525 Amquiwood Court, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 16th day of February, 2006 at 2:04 p.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS )
COUNTY OF PULASKI )

**Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, with whom I am personally acquainted, and who acknowledged that he** executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 16th day of February, 2006 at 2:04 p.m. CST.

My commission expires: 2/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 17-A Zone Lot Division of Lots 1,2,3,4,5,6,7,8,9,10,15,16,17,18,19,20,21,22,23,24,51,52,53,54,55,56,57,58,59 & 60, on the plan of Heritage Place, as shown on plat of record in Plat Book 5200, Page 628, and amended in Plat Book 6250, Page 632, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lisa R. Fleming, unmarried, by deed of record in Book 20000907, Page 0088928, Register's Office of Davidson County, Tennessee.