RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sarah L. Barr

GRANTEE(s)
Hollis R. and Janet F. Flanagan

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: 02/28/06 13:34 2 pgs
Fees:13.00 Taxes:432.90
20060228-0022984

PICK-UP

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 10, 2000 and recorded August 11, 2000, as Instrument No. 200008110079786 in the Register's Office of Davidson County, Tennessee, Sarah L. Barr conveyed to D. M. Grisham, as Trustee for Southeastern Mortgage of Tennessee, 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 **BRIAN J. BRUMBACK** as Co-Trustee by instrument of record recorded on February 14, 2006 as Instrument No. 200602140017703 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 February 15, 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 Hollis R. and Janet F. Flanagan, at and for the sum of $117,000.00, 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 Hollis R. and Janet F. Flanagan 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 Hollis R. and Janet F. Flanagan, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows: Being Lot No. 395, Section Six, Tulip Grove, as shown on plat of record in Plat Book 4460, page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Being the same property conveyed to Sarah L. Barr, unmarried, from Daniel Manning, Jr., and wife, Judith A. Manning, by deed of even date being recorded simultaneously herewith.

Commonly known as: 548 Augusta Drive, Hermitage, Tennessee 37076

Tax Parcel No.: 075-08-0 096.00

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 Hollis R. and Janet F. Flanagan, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 24 day of February 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 24 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 $117,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 117,000
Hollis R. Flanagan
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Feb. 20 06
Deputy Register

Hollis R. Flanagan

Janet F. Flanagan

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:
Hollis R. and Janet F. Flanagan
512 Frankfort Drive
Hermitage, TN 37076

FHA No. 483-2830630-703