RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Ronald Heacock and Karen Walasek

GRANTEE(s)
Tim Forsman

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: 03/15/06 15:15 2 pgs
Fees:13.00 Taxes:613.28
20060315-0030086

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 7, 2004 and recorded June 15, 2004, as Instrument No. 20040615-0070527 in the Register's Office of Davidson County, Tennessee, Ronald Heacock and Karen Walasek conveyed to Realty Title & Escrow Co., Inc., A Tennessee Corporation, as Trustee for Novelle Financial Services, 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 June 15, 2004 as Instrument No. 200406150070527 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 Tim Forsman, at and for the sum of $165,751.00, 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 Tim Forsman 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 Tim Forsman, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 7th Civil District of Davidson County, Tennessee, being the northerly half of Lot Number 25 on the Plan of Kenner Manor Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100 Register's Office for said County. Said northerly half of Lot Number 25 fronts 50 feet on the easterly side of Kenner Avenue and runs back 139.5 feet on the southerly line and 143 feet on the northerly line to a 10 foot reserved strip in the rear on which it measures 50.09 feet. Being the same property conveyed to Ronald Heacock and wife, Karen Walasek, by deed from Johnson C. Clay of record in Instrument Number 20030610-0080033, Register's Office for Davidson County, Tennessee. Subject to all easements, restrictions covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> Commonly known as: 184 A Kenner Avenue, Nashville, Tennessee 37205
>
> Tax Parcel No.: 116-04-0 038.00

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 Tim Forsman, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 13 day of March 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 13 day of March 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 $165,751.00, which amount is equal to or greater ~~than the~~ amount which the property transferred would command at a fair and voluntary sale.

Tim Forsman

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:
Tim Forsman
1212 Linden Ave.
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 165,751

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 20 06

Deputy Register