FILE BOX 45

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Harry Felder, Jr. and Valerie L. Felder

GRANTEE(s)
Marvin Cook

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: 04/26/06 10:14 2 pgs
Fees:13.00 Taxes:172.05
20060426-0047604

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 2, 1999 and recorded December 8, 1999, as Instrument No. 199912080300850 in the Register's Office of Davidson County, Tennessee, Harry Felder, Jr. and Valerie L. Felder conveyed to Brad Tillford, as Trustee for Associates Financial Services of America, 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 SQUYRES** as Successor Trustee and **KARYN TIERNEY** as Co-Trustee by instrument of record recorded on March 29, 2006 as Instrument No. 20060329-0035481 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 April 19, 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 Marvin Cook, at and for the sum of $46,500.00, 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 Marvin Cook 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 Marvin Cook, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land referred to in this commitment is described as all that certain property situated in Whites Creek in the County of Davidson, and State of Tennessee and being described in a Deed dated 12/21/88 and recorded 01/04/89, among the land records of the County and State set forth above, and referenced as follows: Book 7744, Page 335. Beginning at a point in the Easterly margin of Tisdall Drive, said point being the corner of Lots 14-A and 14-B; thence Southerly along said Tisdall Drive, 35.55 feet to the beginning of a curve; thence Southwesterly around a curve having a length of 39.27 feet; thence Westerly 76.50 feet to a point; thence Northerly 58.87 feet to the common line between Lots 14-A and 14-B; thence Easterly 101.52 feet to a point in the Easterly margin of Tisdall Drive which is the point of beginning.
> Being the same property conveyed to Harry Felder, Jr., from Samuel R. Pierce, Jr., Secretary of H.U.D., filed on 01-04-89 in Book 7744 and Page 335.

Commonly known as: 3453 Tisdall, Nashville, Tennessee 37211.

Tax Parcel No.: 049-15-0/014.00

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 Marvin Cook, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19 day of Apr, 2006

Karyn Tierney, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~FAULKNER~~ Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, 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 19 day of Apr, 2006.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle 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 $46,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marvin Cook

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Marvin Cook, 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 Nashville, TN this 24th day of April, 2006.

Notary Public

My Commission Expires: 3/31/07

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Marvin Cook
P.O. Box 148761
Nashville, TN 37214