D0X180

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Thomas J. Blackmon

GRANTEE(s)
Elizabeth E. Triplett and James C. Elder, Jr.

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: 05/04/06 14:04 2 pgs
Fees:13.00 Taxes:488.77
20060504-0052138

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 25, 2003 and recorded February 28, 2003, as Instrument No. 20030228-0026738 in the Register's Office of Davidson County, Tennessee, Thomas J. Blackmon conveyed to Accurate Title and Escrow, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc. acting as a separate corporation solely as nominee for Taylor, Bean & Whitaker Mortgage Corp. and Taylor, Bean & Whitaker Mortgage Corp.'s successors and assigns, 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 **BRIAN J. BRUMBACK** as Co-Trustee by instrument of record recorded on March 24, 2006 as Instrument No. 20060324-0033698 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 Elizabeth E. Triplett and James C. Elder, Jr., at and for the sum of $132,100.00, 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 Elizabeth E. Triplett and James C. Elder, Jr. 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 Elizabeth E. Triplett and James C. Elder, Jr., their successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEING LOT NO. 778, HARPETH WOODS, SECTION FOUR, FIRST ADDITION OF RECORD IN BOOK 5200, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR BY DEED RECORDED INSTRUMENT NO. 20030228-0026737, SAID REGISTER'S OFFICE.

Commonly known as: 960 Harpeth Bend Drive, Nashville, Tennessee 37221.

Tax Parcel No.: **156-05-0-008.00**

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 Elizabeth E. Triplett and James C. Elder, Jr., 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 April, 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 April, 2006.

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-19-2011

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 $132,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth E. Triplett

James C. Elder, Jr.

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Elizabeth E. Triplett and James C. Elder, Jr., 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 29th day of April, 2006.

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11/14/2009

Notary Public

My Commission Expires: 11/14/09

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Elizabeth E. Triplett and James C. Elder, Jr.
~~109 Kenner Avenue~~ 6720 Darden Place
Nashville, TN 37205