RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Timothy P. Glasgow and Kim Glasgow a/k/a Kimberlee A. Glasgow

GRANTEE(s)
James F. Austin

Davidson County DEEDTRS
Recvd: 06/07/06 09:16 3 pgs
Fees:18.00 Taxes:425.50
20060607-0067234

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 5, 2004 and recorded November 17, 2004, as Instrument No. 20041117-0138283 in the Register's Office of Davidson County, Tennessee, Timothy P. Glasgow, and Kim Glasgow a/k/a Kimberlee A. Glasgow conveyed to K. Thomas Sidwell, A Resident of Williamson County, as Trustee for "MERS" Mortgage Electronic Registration System, Inc. acting solely as nominee for SouthStar Funding, LLC, 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 **KARYN TIERNEY** as Co-Trustee by instrument of record recorded on November 9, 2005 as Instrument No. 20051109-0136014 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 November 23, 2005 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 James F. Austin, at and for the sum of $115,000.00, 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 James F. Austin 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 James F. Austin, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot 281, as shown on the Plan of Phase One Nashboro Village At Fairway Pointe Tract 21 of record in Book 4660, Page 159, 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 Timothy P. Glasgow, married by deed from NVR, Inc. t/a Fox Ridge Homes to be immediately recorded prior to the recording hereof in Instrument Number 20041117-0138283, Register's Office for Davidson County, Tennessee.

Commonly known as: 2514 Nashboro Boulevard, Nashville, Tennessee 37217.

Tax Parcel No.: 135-12-0-E 022.00CO

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 James F. Austin, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 3 day of Dec, 05.

Aaron L. Squyres
Successor Trustee

Karyn Tierney
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

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.

05 Witness my hand and seal at office in Little Rock, Arkansas this 3 day of Dec, .

Notary Public

My Commission Expires: MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James F. Austin

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, James F. Austin, 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 07 day of May, 2006.

BRADLEY KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 19, 2009

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James F. Austin
802-4th Avenue S.
Nashville, TN 37210

DEEDTrusteefor3rdParty_phicks_051123_1621

This Instrument Prepared By:
Robert M. Wilson, Jr.
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