RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Juliana Miracle

GRANTEE(s)
Rick Pendergrast

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: 08/04/06 08:40 2 pgs
Fees:13.00 Taxes:204.61
20060804-0095251

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 20, 2002 and recorded September 23, 2002, as Instrument No. 20020923-0115419 in the Register's Office of Davidson County, Tennessee, Juliana Miracle conveyed to Richard A. Northcutt, as Trustee for First Franklin Financial Corporation, 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 **CRYSTANNA DUFFY** as Co-Trustee by instrument of record recorded on November 14, 2005 as Instrument No. 20051114-0136628 and corrected on May 24, 2006 as Instrument No 20060524-0060801 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 Rick Pendergrast, at and for the sum of $55,300.00, 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 Rick Pendergrast 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 Rick Pendergrast, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> BEING Lot No. 63-B, Zone Lot Division of Lots 31 and 63, East Lake Subdivision, Section Three, of record in Book 5800, Page 217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> **Commonly known as: 3221 Lakeford Drive, Nashville, Tennessee 37214.**
>
> **Tax Parcel No.: 108-08-0-164.00**

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 Rick Pendergrast, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 2nd day of June, 2006.

Crystanna Duffy, 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, Crystanna Duffy, 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 2nd day of June, 2006.

Shellie R Chambers
Notary Public

My Commission Expires: _____

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $55,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rick Pendergrast

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

MARY ELAINE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Rick Pendergrast, 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 Franklin, Tn this 21st day of July, 2006.

Mary Elaine Reed
Notary Public

My Commission Expires: 8-12-08

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Rick Pendergrast
1009 South Clubhouse
Franklin, TN 37067