RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Christopher Williams and Kimberly Hanserd

GRANTEE(s)
JPMorgan Chase Bank, as trustee - SURF-BC3

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: 08/16/06 09:08 2 pgs
Fees:13.00 Taxes:503.20
20060816-0100707

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 19, 2004 and recorded February 25, 2004, as Instrument No. 20040225-0021303 in the Register's Office of Davidson County, Tennessee, Christopher Williams and Kimberly Hanserd conveyed to Lawrence Vogan, atty, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for SouthStar Funding, LLC and SouthStar Funding, LLC'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 **CHRIS GRAY** as Co-Trustee by instrument of record recorded on June 30, 2006 as Instrument No. 20060630-0078213 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 July 26, 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 JPMorgan Chase Bank, as trustee - SURF-BC3, at and for the sum of $136,000.00, 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 JPMorgan Chase Bank, as trustee - SURF-BC3 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 JPMorgan Chase Bank, as trustee - SURF-BC3, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the northerly part of Lot No. 11 on the Map of D.H. Thompson's Subdivision of the Maplewood Farm, not recorded, described as follows:
> Beginning at a point in the center line of Maplewood Lane at the corner of Lots 10 and 11; thence with the line between said lots South 5 degrees 36 minutes West 300 feet to a point; thence North 85 degrees 52 minutes West 90 feet to an iron pin; thence North 5 degrees 36 minutes East 300 feet to a point in the center line of Maplewood Lane; thence along said center line South 85 degrees 42 minutes East 90 feet to the point of beginning.
> Being the same property conveyed to Lawrence E. Hayes, d/b/a Sonnyboy Enterprises by deed from Willie L Perkins, unmarried dated November 22, 2002, of record in Instrument No. 200211260146630, Register's Office for Davidson County, Tennessee. Being further conveyed to Christopher Williams and Kimberly Hanserd, joint tenancy by Warranty Deed dated 2-19-04, of record in Instrument No. 20040225-0021302, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 520 Maplewood Lane, Nashville, Tennessee 37216-1504.
>
> Tax Parcel No.: 0610500 1701

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 JPMorgan Chase Bank, as trustee - SURF-BC3, and unto its successors and assigns.

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

Chris Gray, 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, Chris Gray, 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 2 day of August 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 $136,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chris Gray
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, Chris Gray, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 2 day of August 2006.

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JPMorgan Chase Bank, as trustee - SURF-BC3
4828 Loop Central Drive
Houston, TX 77081