RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sabrina R. Avery

GRANTEE(s)
Robin Wheeler & Teresa Bamford

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 10:33 2 pgs
Fees:13.00 Taxes:359.27
20060816-0100830

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 10, 2005 and recorded May 17, 2005, as Instrument No. 20050517-0055555 in the Register's Office of Davidson County, Tennessee, Sabrina R. Avery conveyed to Lawrence Vogan, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for MILA, Inc. and MILA, Inc. 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 **CRYSTANNA DUFFY** as Co-Trustee by instrument of record recorded on July 14, 2006 as Instrument No. 20060714-0084738 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 August 2, 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 Robin Wheeler & Teresa Bamford, at and for the sum of $86,900.00, 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 Robin Wheeler & Teresa Bamford 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 Robin Wheeler & Teresa Bamford, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Nawakwa Hills, Powwow Addition, section 4, of record in Plat Book 974, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to Maurice J. Conner and wife, Beverly A. Conner, by Deed from W.H. Dorris & Associates, Inc., dated 10/22/90, of record in Book 8224, page 618, Register's Office for Davidson County, TN. Further being conveyed to Sabrina R. Avery by Warranty Deed from Maurice J. Conner and wife, Beverly A. Conner dated 5/9/05 and recorded in Instrument No. 20050517-0055554 in said Register's Office. 1528 Mohawk Trail, Madison, TN 37115

Commonly known as: 1528 Mohawk Trail, Madison, Tennessee 37115.

Tax Parcel No.: 063-02-0-027.00

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 Robin Wheeler & Teresa Bamford, 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.

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 2 day of August 2006.

Notary Public

My Commission Expires: 09-25-12

DENICE TAYLOR NOTARY PUBLIC COMM. EXP. 09-25-12 PULASKI CO., ARKANSAS

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 ~~$86,900.00~~ $2,100, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin Wheeler

Teresa Bamford

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Robin Wheeler, Teresa Bamford, 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 Hendersonville, TN this 15th day of August, 2006.

Notary Public

My Commission Expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robin Wheeler & Teresa Bamford
530 W. Main Street
Hendersonville, TN 37115