SUCCESSOR TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 08/30/06 10:53 2 pgs
Fees:13.00 Taxes:190.55
20060830-0107103

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $51,500.00.

Marvin Cook

Subscribed and sworn before me this the 24th day of August, 2006.

Patricia Nicholls

Notary Public

My commission expires: 1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Marvin Cook P.O. Box 148761 Nashville, Tennessee 37214	Marvin Cook P.O. Box 148761 Nashville, Tennessee 37214	Parcel No.: 080-12-0-094.00

WHEREAS, Michael E. Bowers and Oretha D. Bowers, by Deed of Trust (the "Deed of Trust") dated December 18, 1998, of record in Book 11282, at Page 180, and as Instrument No. 0532843, in the Register's office for Davidson County, Tennessee, conveyed to TIM, Inc., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to NationsBank, N.A.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20060720-0087580 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on July 27, 2006, August 3, 2006 and August 10, 2006; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in

TLE BOX 45

Nashville, Tennessee, at 11:00 a.m. on August 17, 2006, and Marvin Cook (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Fifty-One Thousand Five Hundred Dollars and No Cents ($51,500.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the grantee, his successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 7216, Page 118, ID#80.12-94 being known and designated as Lot 33, Bordeaux Hills Addition, filed in Plat Book 4460, Page 9, recorded 04/22/71.

By Fee Simple Deed from Gene A. Tucker and Joy F. Tucker, husband and wife as set forth in Book 7216, Page 118 dated 04/17/1987 and recorded 04/27/1987 Davidson County Records, State of Tennessee.

This is improved property known as: 3204 Leawood Drive, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 23rd day of August, 2006 at 1:05 p.m. DST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 23rd day of August, 2006 at 1:00 p.m. CST.

My commission expires: 5-18-09

Notary Public

ANGEL A. WEBER NOTARY PUBLIC PULASKI COUNTY, AR COM. EXP. 5-18-2009