RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Juan Uscanga and Nidia Uscanga

GRANTEE(s)
Teresa Bamford and Robin Wheeler

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

PICK-UP

Davidson County DEEDTRS
Recvd: 09/13/06 10:44 2 pgs
Fees:13.00 Taxes:259.00
20060913-0113282

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 18, 1998 and recorded December 29, 1998, at instrument number 0529771 in the Register's Office of Davidson County, Tennessee, Juan Uscanga and Nidia Uscanga conveyed to Russell Martin Kerr, Jr. and Kirk Dickson Rutter of Brentwood, Williamson County, Tennessee, as Trustee for CTX Mortgage Company, 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 **KARYN TIERNY** as Co-Trustee by instrument of record recorded on August 7, 2006 as Instrument No. 20060807-0096045 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 September 6, 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 Teresa Bamford and Robin Wheeler, at and for the sum of $51,000.00, 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 Teresa Bamford and Robin Wheeler 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 Teresa Bamford and Robin Wheeler, 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. 18 0F THE PLAN OF J.G.GRISSIM'S GRAND AVENUE ADDITION AS OF RECORD IN BOOK 974, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: SAID LOT NO. 18 FRONTS 60 FEET ON THE EASTERLY SIDE OF EMMETT, FORMERLY AVON STREET, AND RUNS BACK BETWEEN PARALLEL LINES 180 FEET TO A DEAD LINE IN THE REAR ON WHICH IT MEASURE 50 FEET.

Commonly known as: 913 Emmett Avenue, Nashville, Tennessee 37206.

Tax Parcel No.: 08301021400

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 Teresa Bamford and Robin Wheeler, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 6 day of Sept, 06.

Karyn Tierny, 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 Tierny, 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 6 day of Sept, 06.

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 $51,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Bamford

Robin Wheeler

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Teresa Bamford and Robin Wheeler
530 West Main St.
Hendersonville, TN 37075

FHA No. 483-2629597-703

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 70,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Sept, 06
Deputy Register