RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James W. Ambrose

GRANTEE(s)
Richard L. 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: 10/13/06 12:01 2 pg
Fees:13.00 Taxes:445.80
20061013-0127387

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 24, 2004 and recorded March 10, 2004, as Instrument No. 20040310-0027243 in the Register's Office of Davidson County, Tennessee, James W. Ambrose conveyed to Service Escrow & Title Company, as Trustee for First Franklin Financial Corp., subsidiary of National City Bank of Indiana, 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 TIERNEY** as Co-Trustee by instrument of record recorded on August 30, 2006 as Instrument No. 20060830-0106956 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 27, 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 Richard L. Pendergrast, at and for the sum of $120,486.94, 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 Richard L. 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 Richard L. Pendergrast, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 23B of Lot 23 on the Plan of Final Plat Park Piace Subdivision, Phase II, of record In instrument No. 20020530-0065765: and as shown as Exhibit E to the Master Deed of record in instrument No. 20010214-0014161; rerecorded in Instrument No. 20010702-0069590; as amended in Instrument No. 20011019-0114191; rerecorded in instrument No. 20011212-0136927; as amended in instrument No., 20030710-0095634; rerecorded in instrument No. 20030915-0134956, Register's 0ffice for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Commonly known as: 503 Yellowstone Court, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 175040A07700C0

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 Richard L. Pendergrast, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 27 day of Sept, 06.

Karyn Tierney, 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 Tierney, 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 27 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 $120,486.94, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard L. Pendergrast

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, RICHARD 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 TENNESSEE this 13th day of OCTOBER, 2006.

Notary Public

My Commission Expires: 11/21/09

TENN. NOTARY PUBLIC AT LARGE WILLIAMSON CO.

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