Davidson County DEEDTRS
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Fees:13.00 Taxes:207.20
20061019-0129833

SUCCESSOR TRUSTEE'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 36,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF October 20 06
Brenda Weeks
Deputy Register

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $35,330.00.

_____

Subscribed and sworn before me this the _____ day of _____, ____.

_____
Notary Public

My commission expires: _____

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.
Aubrey Hiam 301 Fairbanks Road Goodlettsville, Tennessee 37072	Aubrey Hiam 301 Fairbanks Road Goodlettsville, Tennessee 37072	Parcel No.: 072-06-0-370.00

WHEREAS, Satya Ung and Kevin Bruce Chan, by Deed of Trust (the "Deed of Trust") dated March 18, 2005, of record as Instrument No. 20050411-0039749, in the Register's office for Davidson County, Tennessee, conveyed to PRLAP, 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 Bank of America, N.A.; and

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20060908-0111301 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 September 21, 2006, September 28, 2006, and October 5, 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

Nashville, Tennessee, at 11:00 a.m. on October 12, 2006, and Aubrey Hiam (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Thirty-Five Thousand Three Hundred Thirty Dollars and No Cents ($35,330.00).

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:

> Land in Davidson County, Tennessee being Lot No. 3, on the plan of Knestrick Subdivision, of record in Plat Book 6050, Page 253, Register's office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.
>
> This is improved property known as: 1206 Keller Avenue, Nashville, Tennessee 37216

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 16th day of October, 2006 at 3:32 p.m. CDT.

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 16th day of October, 2006 at 3:32p.m. CDT.

My commission expires: 5-18-09

Notary Public

