RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Anthony D. Hunter and Tonia J. Hunter

GRANTEE(s)
Robin Wheeler and 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: 12/06/06 10:25 2 pgs
Fees:13.00 Taxes:259.00
20061206-0150667

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 30, 1996 and recorded August 2, 1996, at Book 10142, Page 605 in the Register's Office of Davidson County, Tennessee, Anthony D. Hunter and Tonia J. Hunter conveyed to Thomas F. Baker, IV, as Trustee for FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc., 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 **BENJAMIN T. JONES** as Co-Trustee by instrument of record recorded on November 2, 2006 as Instrument No. 20061102-0136022 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 November 29, 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 and Teresa Bamford, at and for the sum of $57,963.00, 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 and 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 and 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 Lots Numbers 21 and 22, of Block "D" on the Map Cedarcrest Estates, as of record in Book 974, page 15, Register's Office for said County. Said Lots Numbers 21 and 22 adjoin and front together 50 feet on the easterly side of Delaware Avenue and run back 305 feet on the northerly line of Lot Number 21 and 300 feet on the southerly line of Lot Number 22 to a dead line in the rear measuring 50 feet thereon. Being the same prperty **conveyed to the grantor(s) by deed of even date being recorded simultaneously herewith.**
>
> Commonly known as: 654 Delaware, Madison, Tennessee 37115.
>
> Tax Parcel No.: 04305024200

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 and 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 29 day of NOV, 2006

Benjamin T. Jones, 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, Benjamin T. Jones, 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 29 day of NOV, 2006.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

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 $$57,963.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin Wheeler and Teresa Bamford

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:
Robin Wheeler and Teresa Bamford
C/O Coldwell Banker
530 W. Main St.
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 70,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Dec 20 06
Deputy Register