RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Todd K. Nichols

GRANTEE(s)
Byron L. Price and Kathy T. Price

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: 01/04/07 14:11 2 pgs
Fees:13.00 Taxes:410.70
20070104-0001769

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 30, 2005 and recorded July 8, 2005, as Instrument No. 20050708-0079501 in the Register's Office of Davidson County, Tennessee, Todd K. Nichols conveyed to Settlement Services of TN, LLC, as Trustee for OwnIt Mortgage Solutions, 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 **SAMUEL S. HIGH** as Co-Trustee by instrument of record recorded on December 6, 2006 as Instrument No. 20061206-0150590 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 December 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 Byron L. Price and Kathy T. Price, at and for the sum of $111,000.00, 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 Byron L. Price and Kathy T. Price 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 Byron L. Price and Kathy T. Price, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Unit 295, on the Plan of Phase Two, Nashboro Village Tract number21 of record in Book 4660, Page 159, as amended by Instrument 320050222-0018814, and as now included in the Horizontal Property Regime, Private Element, Nashboro-Point, as recorded in the Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Todd K. Nichols, unmarried by Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, to be recorded immediately prior to the recording hereof in Instrument No. 20050708-0079500, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2524 Nashboro, Nashville, Tennessee 37217.
>
> Tax Parcel No.: 132120E29500C0

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 Byron L. Price and Kathy T. Price, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 28th day of December, 2006

Samuel S. High, 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, Samuel S. High, 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 28th day of December, 2006.

MELISSA G. RUDDER NOTARY PUBLIC PULASKI CO. ARKANSAS MY COMM. EXP. SEPT. 8, 2014

Melissa G. Rudder
Notary Public

My Commission Expires: 9-8-2014

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 $111,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Byron L. Price

Kathy T. Price

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Byron L. Price and Kathy T. Price 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 Hendersonville, TN this 4th day of January, 2007.

CAROLYN MOSELEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 9/13/2010

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Byron L. Price and Kathy T. Price
167 Guill Road
Mount Juliet, TN 37122