RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Theresa Annette McLendon

GRANTEE(s)
Donald O. Riddle, Jr.

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: 01/17/07 10:36 2 pgs
Fees:13.00 Taxes:627.15
20070117-0006706

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 20, 2004 and recorded December 29, 2004, as Instrument No. 20041229-0154127 in the Register's Office of Davidson County, Tennessee, Theresa Annette McLendon conveyed to Archer Land Title, as Trustee for Mortgage Electronic Registration Systems Inc., acting solely as a nominee for Partner Loan Services and Partner Loan Services successors and assigns, 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 22, 2006 as Instrument No. 20061122-0144803 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 January 10, 2007 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 Donald O. Riddle, Jr., at and for the sum of $169,500.00, 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 Donald O. Riddle, Jr. 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 Donald O. Riddle, Jr., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: BEING Lot Number 98 on the Plan of Final Plat Riverwalk Phase 1A, Section 1, Phase 1B, Section 1, of record in Instrument number 20011026-0117231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. BEING the same property conveyed to Theresa A. McLendon by Warranty Deed from Continental Development and Construction, Inc., dated September 16, 2002 and recorded September 19, 2002, of record in Instrument No. 20020919-0114534, Register's Office for Davidson County, Tennessee.
Property Address: (for informational purposes)
6708 Boundary Run
Nashville, TN 37221
Map and Parcel 126-16-0-A 098.00 CO

Commonly known as: 6708 Boundary Run, Nashville, Tennessee 37221.

Tax Parcel No.: 126-16-0-A 098.00 CO

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 Donald O. Riddle, Jr., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12 day of Jan, 07.

Benjamin T. Jones, 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, 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 12 day of Jan, 07.

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 $169,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donald O. Riddle, Jr.

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Donald O. Riddle Jr, 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 this 17th day of Jan, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES 6/23/07

KRISTA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Donald O. Riddle, Jr.
126 Country Hills Dr.
Hendersonville, TN 37075