RECORDING LEGEND
PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
William O. Ojo and Kate Ojo

GRANTEE(s)
Allison Lanquist

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: 01/31/07 11:00 2 pgs
Fees:13.00 Taxes:854.70
20070131-0012772

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 13, 2004 and recorded October 22, 2004, as Instrument No. 20041022-0127378 in the Register's Office of Davidson County, Tennessee, William O. Ojo and Kate Ojo conveyed to Kathryn Reed Edge, Esq a resident of Nashville, Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for HomeAmerican Credit Inc. DBA Upland Mtg. and HomeAmerican Credit Inc. DBA Upland Mtg.'s 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 **SAMUEL S. HIGH** as Co-Trustee by instrument of record recorded on November 8, 2006 as Instrument No. 20061108-0138814 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 Allison Lanquist, at and for the sum of $231,000.00, 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 Allison Lanquist 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 Allison Lanquist, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Property Located at 3828 Lakeridge Run, Davidson County, Nashville, TN 37214
> Land in Davidson County, Tennessee, being lot(s) 12, as shown on the map entitled resubdivision of Lots 12 and 13 of phase Three first Rivision Lakeridge of record in Plat Book 9700, page s) 425, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
> Being the same property conveyed to William O. Ojo on 11-26-03, by deed from William O. Ojo and wife, Kate Ojo, filed for record on 12-01-03, in Book 20031201, page 0172279, Register's Office for Davidson county, Tennessee

Commonly known as: 3828 Lakeridge Run, Nashville, Tennessee 37214.

Tax Parcel No.: 109010A05100C0

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 Allison Lanquist, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 6th 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 6th 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

AFFIDAVIT FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $231,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Allison Lanquist

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 _____, 2006.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Allison Lanquist
1832 Kaylee Meadow Lane
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 231,000
Allison Lanquist
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF Jan 2007
Deputy Register