RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Billy Ray Nash and Kathy Nash

GRANTEE(s)
REO Properties Corporation

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: 02/12/07 15:14 2 pgs
Fees:13.00 Taxes:321.74
20070212-0018080

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 12, 2006 and recorded May 16, 2006, as Instrument No. 20060516-0057446 in the Register's Office of Davidson County, Tennessee, Billy Ray Nash and Kathy Nash conveyed to Realty Title & Escrow, as Trustee for New Century Mortgage Corporation, 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 **CHRISTOPHER S. GRAY** as Co-Trustee by instrument of record recorded on January 30, 2007 as Instrument No. 20070130-0012206 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 31, 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 REO Properties Corporation, at and for the sum of $86,957.30, 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 REO Properties Corporation 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 REO Properties Corporation, 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 Lot No. 383 and the south 20 feet of Lot No. 383 and the south 20 feet of Lot No. 384 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee. Said Lot No. 383 and part of Lot No. 384 adjoins the front 50 feet on the easterly margin of North 9th Street, now known as Montgomery Avenue, and extends back between line, 116 feet on the southerly line of Lot 383 and 136 feet more or less, on the northerly line of Lot No. 384 to the west right-of-way of the L&N Railroad, measuring 55 feet, more or less. Being the same property conveyed to Vanessa Scruggs, a married woman by quitclaim deed from Vanessa Davis, a single woman, of record at instrument No. 2003040403-0044123. The said Vanessa Davis and Vanessa Scruggs being one and the same person. Spouse, Roger Scruggs, being divested by court order, docket No. 06D-928, dated 5/5/2006, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Billy Ray Nash and wife, Kathy Nash by deed dated 5-12-2006 from Vanessa Scruggs, as her sole and separate property, filed for record on 5-16-06 in Instrument No. 20060516-0057445, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1205 Montgomery Avenue, Nashville, Tennessee 37207.
>
> Tax Parcel No.: 71160290

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 REO Properties Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 31st day of January, 2007.

Christopher S. Gray, 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, Christopher S. Gray, 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 31st day of January, 2007.

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

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 $86,957.30, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher S. Gray
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, Christopher S. Gray, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 31st day of January, 2007.

Melissa G. Rudder
Notary Public

My Commission Expires: 9-8-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
REO Properties Corporation
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

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