RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Eula Stevenson

GRANTEE(s)
CTX MORTGAGE COMPANY, LLC

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: 02/14/07 08:51 2 pg
Fees:13.00 Taxes:1073.16
20070214-0018552

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 30, 2005 and recorded January 4, 2006, as Instrument No. 20060104-0000910 in the Register's Office of Davidson County, Tennessee, Eula Stevenson conveyed to Tonya Esquibel, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC'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 **CHRISTOPHER S. GRAY** as Co-Trustee by instrument of record recorded on January 30, 2007 as Instrument No. 200701300012218 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 CTX MORTGAGE COMPANY, LLC, at and for the sum of $290,042.20, 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 CTX MORTGAGE COMPANY, LLC 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 CTX MORTGAGE COMPANY, LLC, 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. 18 on the Plan of Sterling Oaks Phase III of record in Instrument No. 20001122-0115320 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. Being the same property **conveyed to Eula Stevenson, unmarried, by Warranty Deed from Dara P. Laura dated 12/30/05 in Instrument No. 20060104-0000909, Register's Office for Davidson County, Tennessee. Subject to** Declaration of Covenants, Conditions and Restrictions and By-laws of record in Book 10951, Page 547: Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001214-0123042; By-laws of record in Instrument No. 20001214-012043; Charter of record in Book 10951, Page 540 and Instrument No. 20001214-012341; Conveyance of Common Areas of record in Instrument No. 20050510-0052774; all matters shown on plat of record in Instrument No. 20001122-0115320; Easements of record in Book 7121, Page 177, Book 7121, Page 185, Book 7573, Page 231, and Book 1174, Page 37 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 417 Carphilly Court, Brentwood, Tennessee 37027.

Tax Parcel No.: 172-05-0-B-132.00C0

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 CTX MORTGAGE COMPANY, LLC, 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, 2017.

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, 2017.

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 $290,042.20, 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, 2017.

Melissa G. Rudder
Notary Public

My Commission Expires: 9-8-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CTX MORTGAGE COMPANY, LLC
3100 McKinnon Street
Dallas, TX 75201

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