RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John D. Denton

GRANTEE(s)
Wells Fargo Bank N.A.

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: 02/15/07 13:16 2 pgs
Fees:13.00 Taxes:315.51
20070215-0019445

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 15, 2004 and recorded July 26, 2004, as Instrument No. 20040726-0088974 in the Register's Office of Davidson County, Tennessee, George Penn conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Bank N.A., 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 December 14, 2006 as Instrument No. 20061214 - 0154063 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 February 7, 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 Wells Fargo Bank N.A., at and for the sum of $85,273.83, 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 Wells Fargo Bank N.A. 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 Wells Fargo Bank N.A., 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. 44, Unit 44-A, Condominium Site Plat Lots 15-20, 14-56 Section Four Priest Lake Forest, of record in Plat Book 5200, page 573, amending Plat Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Being the same property conveyed to George Penn, a married man from John D. Denton by Warranty Deed dated July 15, 2004 of record in instrument no. 200407260088973 in the Register's Office, Davidson County, Tennessee. This conveyance is made subject to all applicable restrictions, easements and building setbacks lines of record.

Commonly known as: 3516 Senaca Forest Drive, Nashville, Tennessee 37217.

Tax Parcel No.: ~~136100B0200~~CO 136 100 B 020.00

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 Wells Fargo Bank N.A., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 8th day of February, 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 8th day of February, 2007.



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 $85,273.83, 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 8th day of February 2007.

Melissa G. Rudder
Notary Public

My Commission Expires: 9-8-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank N.A.
3476 Stateview
Fort Mill, SC 29715

