RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Ingrid L Johnson

GRANTEE(s)
Liquidation Properties, Inc

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: 03/19/07 16:05 2 pg
Fees:13.00 Taxes:264.25
20070319-0033291

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 11, 2005 and recorded July 14, 2005, as Instrument No. 20050714-0081808 in the Register's Office of Davidson County, Tennessee, Ingrid L Johnson conveyed to Priority Trustee Services of Tennessee, L.L.C., as Trustee for Option One Mortgage Corporation, a California 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 February 20, 2007 as Instrument No. 20070220-0020141 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 March 14, 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 Liquidation Properties, Inc., at and for the sum of $71,418.58, 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 Liquidation Properties, Inc. 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 Liquidation Properties, Inc., 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.1 on the map of DR. V.S. Lindsley's Addition to Edgefield, being a resubdivision of Lot 86 and part of 87, as of record in Book 3106, Page 130, Register's Office for said County, described as follows: Beginning at a point in the South margin of Cleveland Street, at the corner of Lots 1 and 2; thence with the line between said lots, southerly 104 feet to a point; thence westerly 64.44 feet to a concrete monument in the east margin of the first alley west of Stockell Street; thence with the margin of said alley, northerly 83.86 feet to the beginning of a curve; thence around said curve, northeasterly 31.3 feet to the south margin of Cleveland Street; thence with the margin of the same, easterly 44.3 feet to the point of beginning. Being the same property conveyed from Cloyd Green and wife, Carrie Green to Robert Johnson, Jr. and wife Mary L. Johnson, recorded December 11, 1969 of record in Book 4385, Page 675. The said Mary L. Johnson having predeceased Robert Johnson, Jr. and Robert Johnson, Jr. having died May 10, 2004. The sole heirs at law of the decedents is Ingrid L. Johnson as stated by Affidavit of Heirship recorded May 25, 2004 of record in Instrument No. 200405250060953, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record. Parcel number: 08203015500.

Commonly known as: 208 Cleveland Street, Nashville, Tennessee 37207.

Tax Parcel No.: 08203015500

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 Liquidation Properties, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 15th day of March, 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 15th day of March, 2007.

MELISSA G. RUDDER
Notary Public-Arkansas
"Pulaski County"
My Commission Expires 9-08-2014

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 $71,418.58, 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 15th day of March, 2007.

MELISSA G. RUDDER
Notary Public-Arkansas
"Pulaski County"
My Commission Expires 9-08-2014

Notary Public

My Commission Expires: 9-8-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Liquidation Properties, Inc.
2 Corporate Drive
Shelton, CT 06484