PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Gladys A. Navas

GRANTEE(s)
John and Rochelle Reding

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: 03/27/07 15:48 2 pg
Fees:13.00 Taxes:847.30
20070327-0036703

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 10, 2006 and recorded March 16, 2006, as Instrument No. 20060316-0030723 in the Register's Office of Davidson County, Tennessee, Gladys A. Navas conveyed to Jim R. Vanderpool, as Trustee for Mortgage Electronic Registrations Systems, Inc., acting solely as a nominee for First Magnus Financial Corporation and First Magnus Financial Corporation'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 **BENJAMIN T. JONES** as Co-Trustee by instrument of record recorded on February 20, 2007 as Instrument No. 20070220-0020214 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 John and Rochelle Reding, at and for the sum of $229,000.00, 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 John and Rochelle Reding 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 John and Rochelle Reding, their heirs 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 64, SECTION THREE, MERRITT DOWNS Planned Unit Development, as shown on plat of record in Instrument No. 20040629-0076758, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being part of the same property conveyed to Beazer Homes, Corp., a Tennessee corporation by Warranty Deed from Gilbert S. Merritt, Jr., recorded the 7th day of January 2004 in Instrument No. 20040107-0002886, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Gladys A. Navas, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of Record in Instrument # 20060316 and/or Book __, Page __, Register's Office for Davidson County, Tennessee. 0030722
>
> Commonly known as: 1800 Woodland Farms Court, Old Hickory, Tennessee 37138.
>
> Tax Parcel No.: 064080A10200CO

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 John and Rochelle Reding, and unto their heirs and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 23 day of Mar, 07.

Benjamin T. Jones, 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, Benjamin T. Jones, 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 23 day of Mar, 07.

Notary Public

My Commission Expires: MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $229,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John and Rochelle Reding

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 _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
John and Rochelle Reding
1905 Myleen Place
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 229,000.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22 DAY OF Mar 20 07

Deputy Register