PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Edwin Antonio Sobalvarro and Ana L Cuellar

GRANTEE(s)
CastleRidge Properties

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: 04/04/07 10:28 2 pg
Fees:13.00 Taxes:604.55
20070404-0040286

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 15, 2005 and recorded March 18, 2005, as Instrument No. 20050318-0030162 in the Register's Office of Davidson County, Tennessee, Edwin Antonio Sobalvarro and Ana L Cuellar conveyed to Advantage Title and Escrow, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Ownit Mortgage Solutions, Inc., and Ownit Mortgage Solutions, Inc.'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 **SAMUEL S. HIGH** as Co-Trustee by instrument of record recorded on January 26, 2007 as Instrument No. 20070126-0011010 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 CastleRidge Properties, at and for the sum of $163,393.00, 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 CastleRidge Properties, 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 CastleRidge Properties, 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. 95 on the Plan of Ransom Park, Section Five, as of record in Instrument No. 20041118-0138647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. Being the same property conveyed to Edwin Antonio Sobalvarro and wife, Ana L. Cuellar, by deed of record in Instrument No. 200503180030161, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3249 Grace Crest Point, Nashville, Tennessee 37217.
>
> Tax Parcel No.: ~~135100C00500~~ 135-10-0C-115.00-CO

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 CastleRidge Properties, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 29 day of March, 2007.

Samuel S. High, 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, Samuel S. High, 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 7 day of July, 2007.

Notary Public

My Commission Expires:

R. DENICE TAYLOR
Notary Public-Arkansas
Pulaski County
My Commission Expires
September 25, 2012

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 $163,393.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

CastleRidge Properties

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, CastleRidge Properties, 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:
CastleRidge Properties
1832 Kaylee Meadow Lane
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 163,393.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF July 20 07
Deputy Register