PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Silvia M Johnson and Michael W. Johnson

GRANTEE(s)
James Roberts

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: 04/11/07 10:56 3 pgs
Fees:18.00 Taxes:555.00
20070411-0043284

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 20, 2004 and recorded February 10, 2004, as Instrument No. 20040210-0015952 in the Register's Office of Davidson County, Tennessee, Silvia M Johnson and Michael W. Johnson conveyed to Wesley D. Turner a resident of Williamson County, Tennessee, as Trustee for Argent Mortgage Company, L.L.C., 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 12, 2007 as Instrument No. 200701120005472 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 April 4, 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 James Roberts, at and for the sum of $106,251.00, 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 James Roberts 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 James Roberts, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in the 14th Civil District, formerly the 24th Civil District of Davidson County, Tennessee, being the southwest part of Lot No. 1 on the Map of J.M. Mayo's Subdivision, of record In Will Book 30. Page 175, of the County Court for said County, described as follows: Said part of Lot No. 1, which is bounded by three public roadways, fronts 231 feet, more or less, on the southwesterly margin of Clarksville Highway and fronts 353 feet, more or less, on the northwesterly margin of Stenberg Road. The northwesterly line of said tract extends back a distance of 424 feet, more or less, (field measure), 411 feet (deed) from a point in the southwesterly margin of Clarksville Highway, said point being the northerly corner of subject property, and being located a distance of 231 feet, more or less, from the intersection of the southwesterly margin of Clarksville Highway with the northwesterly margin of Stenberg Road, S38 1/2 [degrees] W to a point in the northerly margin of Dry Fork Road, said point being the westerly corner of subject tract; thence with the northerly margin of Dry Fork Road and the southerly margin or bank of Dry Fork Creek S 67 [degrees] E 188.1 feet to a stone in the south bank of the creek thence leaving said creek, S 23 [degrees] W 26.4 feet to a stake In the northerly margin of Dry Fork Road; thence with said margin of Dry Fork Road S 67[degrees] E 117 feet, more or less, to a point in the northwesterly margin of Stenberg Road. Deeds in prior conveyances included portions of streets right-of-way on which the property abounds. The description used is restated to give approximate dimensions taken from actual streets right-of-way. Being the same property conveyed to Michael W. Johnson and spouse, Silvia M. Johnson by Warranty Deed from Edward Lee Kilburn, a single person, dated September 8, 1995, of record in Book 9792, Page 505.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 150,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 20 07
Deputy Register

Register's Office for Davidson County, Tennessee.

Commonly known as: 5111 Clarksville Pike, Whites Creek, Tennessee 37189.

Tax Parcel No.: 03900003100

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 James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 6 day of April, 07.

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 6 day of April, 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 $106,251.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Roberts

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:
James Roberts
201 Thompson Ln Suit 200
Nashville, TN 37211