RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Larry K Wethington and Christine Wethington

GRANTEE(s)
Charles D. Simms

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

FILE BOX 45

Davidson County DEEDTRS
Recvd: 05/11/07 10:11 2 pgs
Fees:13.00 Taxes:353.72
20070511-0056658

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 30, 2005 and recorded July 12, 2005, as Instrument No. 20050712-0080368 in the Register's Office of Davidson County, Tennessee, Larry K Wethington and Christine Wethington conveyed to Cumberland Title, 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 8, 2007 as Instrument No. 20070108-0002900 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 January 24, 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 Charles D. Simms, at and for the sum of $95,600.00, 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 Charles D. Simms 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 Charles D. Simms, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> BEING Lot No. 140, Section 1, Hickory Bend, as shown by plat of record in Plat Book 3300, Page 38 and as amended by Book 3615, Pages 38 and 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Being the same property Anthony W. Mercante and wife, K. Michele Mercante, by Quitlcaim Deed from Anthony W. Mercante, dated August 20, 1997, filed for record on October 13, 1997, in Deed Book 10643, Page 272, Register's Office for Davidson County, Tennessee.Being the same property conveyed to Anthony W. Mercante, an unmarried person, by Deed from Catherine Marie Heard, an unmarried, dated February 22, 1995, filed for record on February 23, 1995, in Deed Book 9602, Page 417, Register's Office Davidson County, Tennessee. Being the same property conveyed to Larry K. Wethington and and Christine Wethington by deed from Anthony W. Mercante and wife, K. Michelle Mercante as of record in Record Book 20050712-0080367, Register's Office for said County.
>
> Commonly known as: 644 Truxton Court, Nashville, Tennessee 37214.
>
> Tax Parcel No.: 096-11-0 206.0

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 Charles D. Simms, and unto

its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 24 day of January, 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 24 day of January, 2007.

Notary Public

My Commission Expires: R. DENICE TAYLOR Notary Public-Arkansas Pulaski County My Commission Expires September 28, 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 $95,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Charles D. Simms~~ ZONA C. PETTY

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, ~~Charles D. Simms~~ ZONA C. PETTY, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and seal at office in Nashville TN this 10th day of May, 2007.

Notary Public

My Commission Expires: 3/7/11

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Charles D. Simms
2717 Bluefield Avenue
Nashville, TN 37214