RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jack Cowan and Shirley Cowan

GRANTEE(s)
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee

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: 07/16/07 09:58 2 pgs
Fees:13.00 Taxes:440.30
20070716-0084163

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 22, 2004 and recorded September 27, 2004, as Instrument No. 20040927-0116142 in the Register's Office of Davidson County, Tennessee, Jack Cowan and Shirley Cowan conveyed to Michael T. Bates, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation that is acting solely as a nominee for Available Mortgage Funding L.L.C. and Available Mortgage Funding L.L.C.'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 June 18, 2007 as Instrument No. 20070618-0072752 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 July 11, 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 The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, at and for the sum of $119,000.00, 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 The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee 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 The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, 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 all of Lot No. 11, on the Final Plat, Section One, Vantage Pointe, (formerly North Fifty), as shown by plat appearing of record in Instrument No. 20031017-0154221, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
> Being the same property conveyed to Jack Cowan, a married man by Warranty Deed from McCain Custom Builders, Inc. a Tennessee Corporation, as of record in Instrument No. 20040927-0116140, Register's Office for Davidson County, Tennessee.
> Shirley L. Cowan, spouse of Jack Cowan, executed this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse, for the purpose of waiving homestead and/or which night be asserted against the trustee, beneficiary, mortgagee, or their successors and/ or assigns in enforcing any rights.
> Shirley L. Cowan and Shirley Cowan being one in the same person.
> Parcel number: 04130A01100C0
>
> Commonly known as: 1305 Goodmorning Drive, Nashville, Tennessee 37207-1422.
>
> Tax Parcel No.: 04130A01100C0

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 The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 13th day of July, 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 13th day of July, 2007.

Melissa G. Rudder
Notary Public

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

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 $119,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 13th day of July, 2007.

Melissa G. Rudder
Notary Public

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

My Commission Expires: 9-8-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee
9350 Waxie Way
San Diego, CA 92123