RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Danna Dean Mcnutt

GRANTEE(s)
Cliff Buckosh

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: 07/27/07 15:01 2 pgs
Fees:13.00 Taxes:370.00
20070727-0089685

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 22, 1994 and recorded June 24, 1994, at Book 9387, Page 625 in the Register's Office of Davidson County, Tennessee, Danna Dean Mcnutt conveyed to Leslie A. Dennis, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR AMERICA'S WHOLESALE LENDER AND AMERICA'S WHOLESALE LENDER 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 **BILLY GLASS** as Co-Trustee by instrument of record recorded on June 21, 2007 as Instrument No. 20070621-0074160 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 Cliff Buckosh, at and for the sum of $95,000.00, 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 Cliff Buckosh 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 Cliff Buckosh, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit: FAKA Clifford T. Buckosh

Land in Davidson County, Tennessee, being Lot No. 134, on the map of Dalewood, Section II, as of record in Book 1835, Page 6, Register's Office for said County, and described as follows: Beginning at a point in the East Margin of Ridgecrest Drive at the Corner of Lot Nos. 134 and 345; thence with the line Between said Lots Easterly 130 feet to a point; thence Southerly 109.7 Feet to the North Margin of Piedmont Drive; thence with the margin of same westerly 105 feet to the beginning of a curve; thence around said curve, Northerly 39.3 feet to the East margin of Ridgecrest Drive; thence with the margin of same, Northerly 85 feet to the beginning.

Being the same Property conveyed to Danna Dean McNutt by Quitclaim Deed from Doris Ann Willis, of record in Book 6284, Page 368, Register's Office for Davidson County, Tennessee.

Parcel number: 072-12-0-125.00

Commonly known as: 2101 Ridgecrest Drive, Nashville, Tennessee 37216.

Tax Parcel No.:

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 Cliff Buckosh, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this JUL 19 2007 day of _____, _____.

Billy Glass, 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, Billy Glass, 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 _____ day of JUL 19 2007 _____.

Notary Public

My Commission Expires: _____

Shannon L. Defoor
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

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 ~~$95,000.00~~ 100,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cliff Buckosh

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Clifford James Buckosh, 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 July this 27 day of 2007, _____.

Notary Public

My Commission Expires: 11/22/10

HUDSON F. ALVARES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cliff Buckosh
278 Bluegrass Drive
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 100,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF July 20 07

Abby Hite
Deputy Register