RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Antwan L. Cody

GRANTEE(s)
We Buy Middle Tennessee, LLC

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: 08/01/07 09:36 2 pgs
Fees:13.00 Taxes:697.08
20070801-0091165

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 31, 2006 and recorded April 17, 2006, as Instrument No. 20060417-0043609 in the Register's Office of Davidson County, Tennessee, Antwan L. Cody conveyed to Realty Title & Escrow Company, Inc., as Trustee for Mortgage Electronic Registration Systems Inc., acting solely as a nominee for SouthStar Funding, LLC, 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on July 5, 2007 as Instrument No. 20070705-0080284 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 18, 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 We Buy Middle Tennessee, LLC, at and for the sum of $188,400.00, 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 We Buy Middle Tennessee, LLC 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 We Buy Middle Tennessee, LLC, 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. 39, on the Pan of Section One, Deer Valley, A Cluster Lot Development of record in Instrument No. 20030205-0016206, Register's Office for said County, to which plan is hereby made for amore complete description. Being the same property conveyed to Antwan L. Cody by deed from Cynthia Addis, of record in Instrument Number 20060417-0043608, Register's Office for Davidson County, Tennessee.
> Subject to all easements, restrictive covenants and conditions, and other matters of record, including all item set out on any applicable plat of record.
> Parcel number: 173 08 0A 007.00.

Commonly known as: 1013 Streamdale Point West, Antioch, Tennessee 37013.

Tax Parcel No.: 173 08 0A 007.00

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 We Buy Middle Tennessee, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 16 day of July, 07.

Matthew Smith, 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, Matthew Smith, 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 16 day of July, 07.

Notary Public

My Commission Expires:

NISTY 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 $188,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

We Buy Mid TN, LLC
We Buy Middle Tennessee, LLC

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:
We Buy Middle Tennessee, LLC
367 Riverside Dr. Ste 150
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 188,400.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF July 20 07
Deputy Register