RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Larry Day

GRANTEE(s)
Popular Financial Services LLC 667/668

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: 08/07/07 14:54 2 pgs
Fees:13.00 Taxes:363.42
20070807-0094429

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 23, 2002 and recorded January 30, 2002, as Instrument No. 20020130-0012997 in the Register's Office of Davidson County, Tennessee, Larry Day conveyed to Old Republic National Title Insurance Company, as Trustee for Popular Financial Services, 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 11,2007 as Instrument No. 200707110082520 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 Popular Financial Services LLC 667/668, at and for the sum of $98,220.63, 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 Popular Financial Services LLC 667/668 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 Popular Financial Services LLC 667/668, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 13th, formerly 23rd Civil District County, Tennessee, described as follows: Beginning on the southeasterly margin of Manchester Avenue as located on the map of Ashton Subdivision of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee, at the southwest corner of the property conveyed to Charles R, Hackett by deed from W.B. Marr et al., of record in Book 1385, Page 99, Register's Office for Davidson County, Tennessee, thence with the southwesterly line of said Hackett property southwestwardly 234 feet, said Hackett's southeast corner, thence southwesterly and parallel with the easterly margin of Manchester Avenue, 100 feet to the northeasterly line of the property conveyed to Walter Cundall by deed from T.G. Hulme and wife, of record in Book 313, Page 303, Register's Office for Davidson County; Tennessee; thence with said line northwestwardly 234 feet to the southwesterly margin of Manchester Avenue; thence with same northeastwardly 100 feet to the beginning. BEING the same property conveyed to Larry Day by Quitclaim Deed from Nellie J. Bowman, of record in Book 11754, Page 187, dated November 9, 1999, Register's Office for said County.
>
> Commonly known as: 1912 Manchester Avenue, Nashville, Tennessee 37218.

Tax Parcel No.: 069-16-168

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 Popular Financial Services LLC 667/668, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12th day of July, 2007.

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 12th day of July, 2007.

Melissa G. Rudder
Notary Public

My Commission Expires: 9-8-2014

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

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 $98,220.63, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 12th day of July, 2007.

Melissa G. Rudder
Notary Public

My Commission Expires: 9-8-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Popular Financial Services LLC 667/668
301 Lippincott Drive
Suite 100
Marlton, NJ 08053

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