Return to: Cumberland Title 13026 Lebanon Rd # 100, Mt Juliet, TN 37122 (LG)

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Karen A. Mickley

GRANTEE(s)
Prosser Properties, LLP

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: 08/14/07 09:29 2 pgs
Fees:13.00 Taxes:462.50
20070814-0096941

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 18, 2002 and recorded on October 29, 2002 as Instrument No. 20021029-0132573, and re-recorded on November 15, 2002, as Instrument number 20021115-0142283 in the Register's Office of Davidson County, Tennessee, Karen A. Mickley conveyed to T. Michael Logan, Williamson County, TN, as Trustee for SunTrust Bank, 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 21, 2007 as Instrument No. 20070621-0074090 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 Prosser Properties, LLP, at and for the sum of $125,000.00, 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 Prosser Properties, LLP 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 Prosser Properties, LLP, 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. 85, on the Plan of Phase Two, Waterford P.U.D., as of record in Plat Book 7900, Page 412 and 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Karen Mickley, unmarried and Joyce Mickley, unmarried, by deed from Ronnie L. Marsh and wife, Valerie Kay Marsh, of record in Book 10871, Page 759, Register's Office for Davidson County, Tennessee. The said Joyce Mickley has since died leaving as her sole heirs-at-law Karen Mickley a/k/a Karen Ann Bourn and Sarah Lynn Wince. By Quitclaim Deed of record in Instrument No. 20021029-0132572, Sarah Lynn Wince quitclaimed all of her right title and interest in and to said property to Karen Mickley, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2156 Riverway Drive, Old Hickory, Tennessee 37138.
>
> Tax Parcel No.: 053060A08500C0

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 Prosser Properties, LLP, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 3rd day of August, 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 3rd day of August, 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 $$125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Prosser Properties, LLP

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Sheri Prosser, 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 Mt Juliet, TN this 10TH day of August, 2007.

Lissa Groom
Notary Public

My Commission Expires: 12.30.09

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Prosser Properties, LLP
126 Jacksonian Dr.
Hermitage, TN 37076

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY