RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kiona Gardner and Derrick Williams

GRANTEE(s)
US Bank, NA

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: 09/20/07 08:18 3 pgs
Fees:18.00 Taxes:344.34
20070920-0112373

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 17, 2006 and recorded August 8, 2006, as Instrument No. 20060808-0097289 in the Register's Office of Davidson County, Tennessee, Kiona Gardner and Derrick Williams conveyed to Robert M. Wilson, Esquire, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation that is acting solely as a nominee for Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, Inc.'s successors aand 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on August 16, 2007 as Instrument No. 20070816-0097772 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 September 12, 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 US Bank, NA, at and for the sum of $93,064.76, 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 US Bank, NA 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 US Bank, NA, 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 part of Lot No. 9 on the map of the subdivision of Lots Nos. 35, 36, and 37 of the H.B. Chadwell Tract as of record in Book 547, Page 60, Register's Office for said County, described according to a survey made by James A. Hamilton Jr., Surveyor July 30, 1954 as follows:
> Beginning at a point on the northerly margin of Idlewild Place at the southwest corner of part of Lot No 9 conveyed to Mrs. Alberta Pate Harris by deed of record in Book 1349, page 439, said Register's Office; thence along said Harris southwesterly line north 34 1/2 deg. West 259 feet, more or less, to the northwest corner of said Harris property; thence southwestwardly 4 feet to the northeast corner of the property conveyed to Willie Farmer Jackson by deed from Martin F. Cooney, et ux of record in Book 2158 page 219 said register's Office; thence with said Jackson's easterly line southwardly 20 feet, thence southeastwardly 131 feet, more or less, to the point which is 18.4 feet northerly from a point in the line extended of the rear wall of the residence located on the premises and 7 feet eastwardly from the northwest corner thereof; thence southwardly 85 feet to the northerly margin of Idlewild Place; thence with the same eastwardly 80 feet, more or less, to the beginning. Being the same property conveyed to Bently Investments, LLC by Quitclaim Deed dated April 27, 2005 from Justin Prince of record in Instrument No 20050427-0046807, Register's Office for Davidson County, TN.
>
> Parcel number: 05205019300

Commonly known as: 875 Idlewild Drive, Madison, Tennessee 37115.

Tax Parcel No.: 05205019300

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 US Bank, NA, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 13 day of Sept, 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 13 day of Sept, 07.

Notary Public

My Commission Expires:

MISTY 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 $93,064.76, 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 AR this 13 day of Sept, 07.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank, NA
3476 Stateview Blvd.
Ft. Mill, SC 29715