Davidson County DEEDTRS
Recvd: 09/25/07 13:27 3 pgs
Fees:18.00 Taxes:351.42
20070925-0114370

SUCCESSOR TRUSTEE'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $94,978.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Sept. 20 07

Deputy Register

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $94,978.00.

_____

Subscribed and sworn before me this the _____ day of _____, ____.

_____
Notary Public

My commission expires: _____

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of NewOwner	Send Tax Bills To:	Map-Parcel Nos.
Greg Oosterink	Greg Oosterink	76-05-134.00
Nancy Oosterink	Nancy Oosterink	
1057 Corvette Drive	1057 Corvette Drive	
Jenison, Michigan 49428	Jenison, Michigan 49428	

WHEREAS, Tamela T. Scruggs and Eric Scruggs, by Deed of Trust (the "Deed of Trust") dated March 18, 2005, of record as Instrument No. 200503240031991, in the Register's office for Davidson County, Tennessee, conveyed to First Title Corp., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Novastar Mortgage, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20070809-0095307 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on August 24, 2007, August 31, 2007 and September 7, 2007; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the **Davidson County Register of Deeds at the Gaylord Entertainment Center located at 501 Broadway, Nashville, Tennessee 37203**, at 11:00 a.m. on September 14, 2007, and Greg Oosterink and Nancy Oosterink (hereafter "Grantees") being the highest and best bidders thereof, became the Buyers of said property for the sum of Ninety Four Thousand, Nine Hundred Seventy Eight Dollars and No Cents ($94,978.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees*, their successors, heirs and assigns, certain real property located in Hermitage, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

* Greg Oosterink
Nancy Oosterink

This is improved property known as: 801 Stoner Mill Lane, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantees, their successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 24th day of September, 2007 at 4:36 p.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock Arkansas, this 24th day of September 2007 at 4:36p.m. CDT.

My commission expires: 2/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

EXHIBIT "A"

Being Lot No. 2 on the Plan of Stoner Mill, Section 1, as shown by plat of record in Plat Book 6900, Page 824-825, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more legal description.

Being the same property conveyed to Tamela T. Scruggs and husband, Eric Scruggs by QuitClaim Deed from Tamela Holt Scrubbs k'n/a Tamela T. Scruggs and husband Eric Scruggs, dated February 21, 2003, recorded March 10, 2003, of record at Instrument No. 20030310-0031166, in the Register's Office of Davidson County, Tennessee.