RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sheena Buchanan

GRANTEE(s)
Richard (or) Barbara Perkerson

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: 10/02/07 13:44 2 pgs
Fees:13.00 Taxes:149.85
20071002-0117412

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 31, 1999 and recorded September 8, 1999, at Book 11653, Page 700 in the Register's Office of Davidson County, Tennessee, Sheena Buchanan conveyed to Ernest B. Williams, IV, 401 Church Street, Suite 2600, Nashville, TN 37219, as Trustee for Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for The CIT Group/Consumer Finance, Inc and The CIT Group/Consumer Finance, Inc's successors and 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 27, 2007 as Instrument No. 20070827-0102097 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 19, 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 Richard (or) Barbara Perkerson, at and for the sum of $40,500.00, 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 Richard (or) Barbara Perkerson 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 Richard (or) Barbara Perkerson, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Property Located at: 215 Geyser Street, Nashville, Davidson County, State of Tennessee, 37210.
AND:

Being Lot No. 36 on the map of Guilford Dudley's Addition to Nashville of record in Plat Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 36 fronts 50 feet on the Westerly side of Geyser Street and runs back between parallel lines 125 feet to an alley and fronts thereon 50 feet.

Being the same property conveyed to Sheena D. Buchanan on 09/09/97, by deed from Anthony Q. Buchanan and wife, Cornelia G. Buchanan, filed for record on 09/09/97, in Book 10601, Page 707, Register's Office for Davidson County, Tennessee.

Commonly known as: 215 Geyser Street, Nashville, Tennessee 37210.

Tax Parcel No.: 10508018000

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 Richard (or) Barbara Perkerson, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 25 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 25 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 $40,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard Perkerson

Barbara Perkerson

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Richard + Barbara Perkerson 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 Nashville, TN this 2nd day of October, 2007.

QUANISHA HILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Quanisha Hills
Notary Public

My Commission Expires: My commission expires: July 24, 2010

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Richard (or) Barbara Perkerson
6605 Jocelyn Hollow Rd.
Nashville, TN 37205