RETURN TO: LG

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Christine Gallegos

GRANTEE(s)
Rosemary Mortimer

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: 11/13/07 10:43 2 pgs
Fees:13.00 Taxes:388.87
20071113-0132847

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 31, 2006 and recorded August 3, 2006, as Instrument No. 20060803-0094725 in the Register's Office of Davidson County, Tennessee, Christine Gallegos conveyed to Realty Title & Escrow Co., Inc., A Tennessee Corporation, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Franklin A Division of National City Bank and First Franklin A Division of National City Bank'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 October 12, 2007 as Instrument No. 20071012-0121256 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 October 31, 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 Rosemary Mortimer, at and for the sum of $105,100.00, 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 Rosemary Mortimer 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 Rosemary Mortimer, 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. 23, on the Plan of Section 1, Castlegate, of record in Book 4460, Page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christine Gallegos by deed from Household Financial Center, Inc., of record in Instrument No. 20060803-0094724, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Parcel number: 13614002300

Commonly known as: 561 Castlegate Drive, Nashville, Tennessee 37217.

Tax Parcel No.: 13614002300

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 Rosemary Mortimer, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 31st day of October, 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 31st day of October 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $105,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wendy Locke
~~Rosemary Mortimer~~ Affiant

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, WENDY LOCKE, 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 9TH day of NOV, 2007.

Lissa Groom
Notary Public

My Commission Expires: 12-30-08

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Rosemary Mortimer
126 Jacksonian Dr.
Hermitage TN, 37076

WILSON COUNTY LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC