RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Nova Lemire and Chris Baysinger

GRANTEE(s)
James L. Deatrick, Jr.

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: 11/21/07 10:40 2 pgs
Fees:13.00 Taxes:437.41
20071121-0136276

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 15, 2005 and recorded December 19, 2005, as Instrument No. 20051219-0151996 in the Register's Office of Davidson County, Tennessee, Nova Lemire and Chris Baysinger conveyed to Arnold M. Weiss, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Homecomings Financial Network, Inc. and Homecomings Financial Network, 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 **TONEY BRASUELL** as Co-Trustee by instrument of record recorded on October 24, 2007 as Instrument No. 20071024-0125573 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 November 7, 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 James L. Deatrick, Jr., at and for the sum of $118,220.00, 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 James L. Deatrick, Jr. 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 James L. Deatrick, Jr., 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. 266 on the Plan of Hermitage Estates, Section II, of record in Plat Book 3700, page 23 Register's Office for said County.

Said Lot No. 266 fronts 90 feet on the westerly margin of Sweden Drive and estends back 134.77 feet on the southerly line and 134.74 feet on the northerly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Grace Thompson by deed from Linda Ann Simmons, Executrix for the Estate of Marilyn J. Wiker, of record in Instrument 20040819-0100550, said Register's Office. Also being the same property conveyed to Marilyn J. Welker by Quitclaim Deed from Ross L. Welker, of record in Instrument 2001116-0125919, Register's office for said County, The said Marilyn K. Welker now being deceased. Linda Marilyn J. Wlker pursant to the authority granted by Will of the Decend of record in Probate Court of Davidson County Tennessee, in file No. 04P-1016.

This conveyance is subject to Restrictions of record in Book 3924, Page 25 and Book 3952, Page 881 said Register's office.

This conveyance is subject to any and all recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilites.

Parcel number: 75-06-0/25.00

Commonly known as: 4250 Sweden Drive, Hermitage, Tennessee 37076.

Tax Parcel No.: 75-06-0/25.00

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 James L. Deatrick, Jr., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12th day of November, 2007.

Toney Brasuell, 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, Toney Brasuell, 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 12th day of November, 2007.

Melissa G. Rudder
Notary Public

My Commission Expires: MELISSA G. RUDDER Notary Public-Arkansas "Pulaski County" My Commission Expires 9-08-2014

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 $118,220.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James L. Deatrick, Jr.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James L. Deatrick, Jr.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 118,220
Marty Penix
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOV 20 07
Deputy Register