**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Domonick Koger**

**GRANTEE(s)**
**Aubrey Hiam**

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: 12/12/07 16:16 2 pgs
Fees:13.00 Taxes:251.60
20071212-0143324

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 10, 2003 and recorded November 24, 2003, as Instrument No. 20031124-0170607 in the Register's Office of Davidson County, Tennessee, Domonick Koger conveyed to Michael T. Bates, as Trustee for Mortgage Electronic Registration Systems, Inc., as a seperate corporation that is acting solely as a nominee for Sebring Capital Partners, Limited Partnership and Sebring Capital Partners, Limited Partnership'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 16, 2007, as Instrument No. 20071016-0122513 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 December 5, 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 Aubrey Hiam, at and for the sum of $68,001.00, 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 Aubrey Hiam 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 Aubrey Hiam, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 29, on the Plan of Eastland Oaks, Section 2 of record in Book 4860, Page 9 Registers Office for said County.
> Said Lot No. 29 fronts 44.45 feet along a curved line of the westerly margin of Dalebrook Ct. and Extends Back 171.70 on the Southesterly line and 445.52 feet on the northerly line in which is a broken line to a line on the rear which is a broken line on which is measured 374.93 feet.
>
> Commonly known as: 2300 & 2302 Dalebrook Court, Nashville, Tennessee 37206.
>
> Tax Parcel No.: 083070 348.00

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 Aubrey Hiam, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 5th day of December, 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 5th day of December 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 $68,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aubrey Hiam
301 Fairbanks Rd.
Goodlettsville, TN 37072

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aubrey Hiam, 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 11 day of December, 2007.

LAURA-MARIE McCLAIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 1-26-08

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Aubrey Hiam
301 Fairbanks Rd.
Goodlettsville, TN 37072