RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Willie L. Fox

GRANTEE(s)
Eric Sox

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: 12/21/07 08:06 2 pgs
Fees:13.00 Taxes:194.54
20071221-0146346

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 27, 1994 and recorded June 1, 1994, at Book 9363, Page 505 in the Register's Office of Davidson County, Tennessee, Willie L. Fox conveyed to D. Ronald Ingram, Davidson County, as Trustee for Ford Consumer Finance Company, Inc., 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 November 19, 2007 as Instrument No. 20071119-0134948 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 12, 2007 at the SOMMET 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 Eric Sox, at and for the sum of $52,579.00, 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 Eric Sox 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 Eric Sox, 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. 1 ON THE PLAN OF RESUBDIVISION OF LOT 128, TREPPARD HEIGHTS, SECTION 7, OF RECORD IN BOOK 5060, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF HUMMING BIRD DRIVE, SAD POINT BEING THE COMMON CORNER OF LOTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 169.68 FEET TO A POINT; THENCE EASTWARDLY 113 FEET TO THE WESTERLY MARGIN OF TUCKER ROAD; THENCE WITH WESTERLY MARGIN OF SAID TUCKER ROAD, SOUTHWARDLY 144 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WHICH HAS A RADIUS OF 25 FEET TO THE RIGHT 39.32 FEET TO THE NORTHERLY MARGIN OF HUMMINGBIRD DRIVE; THENCE WITH THE NORTHERLY MARGIN OF SAID HUMMINGBIRD DRIVE WESTERLY 80 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO WILLIE L. FOX BY DEED FROM AL HERSH AND WIFE, JANICE C. HERSH OF RECORD IN BOOK 5185, PAGE 750, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. Parcel number: 05913002300.

Commonly known as: 3200 Hummingbird Drive, Nashville, Tennessee 37218.

Tax Parcel No.: 05913002300

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 Eric Sox, 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 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 12th 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 $52,579.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric Sox
7051 Hwy 70 South-315
Nashville, TN 37221

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:
Eric Sox
7051 Hwy 70 South-315
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$52,579

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Dec. 20 07

Deputy Register