RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Michael L. Ricard

GRANTEE(s)
Cornerstone Investments Inc.

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: 12/27/07 15:26 2 pgs
Fees:13.00 Taxes:240.50
20071227-0148118

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 2, 2001 and recorded August 3, 2001, as Instrument No. 20010803-0082981 in the Register's Office of Davidson County, Tennessee, Michael L. Ricard conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Home Mortgage, 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on November 15, 2007 as Instrument No. 20071115-0124175 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 Cornerstone Investments Inc., at and for the sum of $50,700.00, 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 Cornerstone Investments Inc. 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 Cornerstone Investments Inc., 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. 33 on the plan of section 1, Royal Hills of record in Book 4675, page 73, Register's Office for said County.

Said Lot No. 33 fronts 70.00 feet on the westerly margin of Lunn Drive and extends back 202.04 feet on the northerly line and 207.85 feet on the southerly line to a dead line in the rear, measuring 109.89 feet thereon.

Being the same property conveyed to Michael L. Ricard by deed from Jeff Nowlin, Jr., and Sarah I. Nowlin of record in Book 9853, page 286 Register's Office for Davidson County, Tennessee.

Parcel number: 3600

Commonly known as: **3879 Lunn Drive, Nashville, Tennessee 37218.**

Tax Parcel No.: 05811003600

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 Cornerstone Investments Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 14th day of December 2007.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 65,070
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27 DAY OF DEC. 2007
Deputy Register

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 14th day of December 2007.

Melina D. Ruddle
Notary Public

My Commission Expires: [illegible]

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 $50,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cornerstone Investments Inc.

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 thepurposes 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:
Cornerstone Investments Inc.
718 Thompson Lane, Suite 108
Nashville TN 37204