RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Scott E. Johnston and Patricia A. Johnston

GRANTEE(s)
Daryl Spicer and Brian Oldham

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: 01/14/08 13:45 2 pg
Fees:13.00 Taxes:290.45
20080114-0004119

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 23, 1993 and recorded April 30, 1993, at Book 8931, Page 258 in the Register's Office of Davidson County, Tennessee, Scott E. Johnston and Patricia A. Johnston conveyed to I. Dyke Tatum, as Trustee for Fleet Mortgage Corp., 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 December 3, 2007 as Instrument No. 20071203-0140027 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 January 2, 2008 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 Daryl Spicer and Brian Oldham, at and for the sum of $78,500.00, 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 Daryl Spicer and Brian Oldham 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 Daryl Spicer and Brian Oldham, its successors and assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being lot number 6, on the plan of Spring Valley Acres, of record in book 2854 page 60 Register's Office in Davidson County, Tennessee.

Said lot fronts 110 feet on the W side of Graglynn Drive, as measured a slight curve and runs back 155 feet on the N line and 148.8 feet on the S line, to a broken line in the rear on which it measures 94 feet.

Being the same property conveyed to Nancy T. Burman and Scott E. Johnson of record in book 6276 page 846 Register's Office of Davidson County, Tennessee.

This property with a common address of 240 Graylynn drive, A&B Nashville, Tennessee 37214.

Parcel number: 09508008100

Commonly known as: 240 Graylynn Drive, Nashville, Tennessee 37214-2747.

Tax Parcel No.: 09508008100

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 Daryl Spicer and Brian Oldham, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 10th day of January, 2008.

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 10th day of January, 2008.

Melissa S. 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 $78,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 78,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Jan 20 08
Deputy Register

Daryl Spicer

Brian Oldham

ACKNOWLEDGMENT

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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:
Daryl Spicer and Brian Oldham
116 Bland Drive
Mt. Juliet , TN 37122
FHA No. 483-1961771