RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Chris S. Carter

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: 01/18/08 14:07 2 pgs
Fees:13.00 Taxes:331.29
20080118-0005990

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 31, 2004 and recorded April 14, 2004, as Instrument No. 20040414-0042006 in the Register's Office of Davidson County, Tennessee, Chris S. Carter conveyed to K. Thomas Sidwell, as Trustee for Mortgage Electronic Registration Systems, Inc. as Nominee for Southstar Funding, LLC and Southstar Funding, LLC 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 **BILLY GLASS** as Co-Trustee by instrument of record recorded on December 5, 2007 as Instrument No. 20071205-0140612 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 James L. Deatrick, Jr., at and for the sum of $89,537.14, 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:

BEING LOT 33, AS SHOWN ON THE PLAN OF A HORIZONTAL PROPERTY REGIME PLAT, NASHBORO VILLAGE AT FAIRWAY POINTE OF RECORD IN INSTRUMENT NUMBER 20021230-0161681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO CHRIS S. CARTER, UNMARRIED, BY WARRANTY DEED FROM NVR INC. T/A RYAN HOMES TO BE IMMEDIATELY PRIOR TO THE RECORDING HEREOF IN INSTRUMENT NUMBER 20040414-0042005

Parcel number: 135-12-0C 033.00C0

Commonly known as: 1933 Nashboro Boulevard, Nashville, Tennessee 37217.

Tax Parcel No.: 135-12-0C 033.00C0

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 2nd day of January, 2008.

Billy Glass, 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, Billy Glass, 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 2nd day of January 2008.

Shellie R Chambers
Notary Public

My Commission Expires: SHELLIE R. CHAMBERS MY COMMISSION # 12347413 EXPIRES: April 5, 2016 Pulaski County

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 $89,537.14, 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.

ACKNOWLEDGMENT

STATE OF Tn.

COUNTY OF Wilson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, James L. Deatrick, Jr. 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 Mt. Juliet, Tn. this 16 day of January, 2008.

Barbara C. Parrish
Notary Public

My Commission Expires: 4/28/2008

NOTARY PUBLIC AT LARGE B. C. PARRISH WILSON CO. TENN

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