RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carol Jean Combs a/k/a Carol J. Combs and Darrell Wayne Combs a/k/a Darrell W. Combs

GRANTEE(s)
Homesales, 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 DEEDIRS
Recvd: 02/07/08 08:21 2 pgs
Fees:13.00 Taxes:761.09
20080207-0012587

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 12, 2004 and recorded October 25, 2004, as Instrument No. 20041025-0127995 in the Register's Office of Davidson County, Tennessee, Carol Jean Combs a/k/a Carol J. Combs and Darrell Wayne Combs a/k/a Darrell W. Combs conveyed to David R. Wilson, as Trustee for Chase Manhattan 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 **BILLY GLASS** as Co-Trustee by instrument of record recorded on January 14, 2008 as Instrument No. 20080114-0003782 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 30, 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 Homesales, Inc, at and for the sum of $205,700.00, 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 Homesales, 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 Homesales, 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. 19 on the Plan of Highland Creek, Section One, of record in Plat Book 9700, Page 959 and 960 Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Carol Jean Combs and husband Darrell Wayne Combs, by Warranty Deed from Classic Homes BOS L.P. dated October 31, 2003 and recorded November 4, 2003 in instrument No. 20031104-0161204 and being a portion of the same property previously conveyed to Classic Homes BOS L.P. by Warranty Deed from Holt Valley, dated October 24, 2002 and recorded October 25, 2002 in Instrument No. 2002.1025-0131054 Register's Office for Davidson County Tennessee The said Carol Jean Combs is also known as Carol Combs.

Subject to Declarations, Covenants Conditions and Restrictive Covenants of record in Book 11568, Page 311 as amended in Instrument No. 200004130037474; By Laws of record in Book 11568, Page 301; conveyance of Common Areas to Homeowner's Association of record in Instrument No. 20031014-0151693; All matters shown on the plan of record in Book 9700, Page 959 and 960 Easement Agreement of record in Instrument No. 2000006220062243 Storm Water Detention Agreement in Book 11338, Page 738 Easement for ingress-egress in Book 5266, Page 40 Easements for Sanitary sewers and or storm drainage in book 10419 pages 470-504 and 516 Book 10316 page 569 and book 10569 page 732 Register's Office.

Parcel number: 180 04 OA 1079.00

Commonly known as: 705 Sherbrooke Court, Nashville, Tennessee 37211.

Tax Parcel No.: 180 04 OA 1079.00

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 Homesales, Inc, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 30th 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 30th day of January 2008.

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 $205,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 30th day of January, 2008.

Shellie R Chambers
Notary Public

My Commission Expires:

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Homesales, Inc
10790 Rancho Bernardo Road
San Diego, CA 92127