RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Michael G. Eby and Barbara E. Eby

GRANTEE(s)
Wells Fargo Bank, N.A.

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: 02/21/08 08:28 3 pgs
Fees:18.00 Taxes:721.50
20080221-0016804

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 12, 2005 and recorded August 5, 2005, as Instrument No. 20050805-0092304 in the Register's Office of Davidson County, Tennessee, Michael G. Eby and Barbara E. Eby conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Bank, N.A., 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 19, 2007 as Instrument No. 20071219-0145610 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 February 13, 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 Wells Fargo Bank, N.A., at and for the sum of $195,000.00, 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 Wells Fargo Bank, N.A. 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 Wells Fargo Bank, N.A., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being the same property conveyed to Michael G. Eby on 06/30/05, by deed from Michael E. Smith and Janice A. Smith, husband and wife, filed for record on 07/02/04, in Instrument No. 20040702-0079329, Register's Office for Davidson County, Tennessee.

A CERTAIN TRACT or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fourteenth Civil District of Davidson County, Tennessee, being parcel number 78 on Davidson County Property Tax Map 4 and containing 6.0 acres, more or less.

This land is described as follows:

BEGINNING at a point North 313 feet from the center of Coopertown Road, said point being the southwest corner of the land herein described and the northwest corner of a tract of land conveyed to John H. Cooper, et al of record in Book 4071, page 859, Register's Office for Davidson County, Tennessee, thence, North 200 feet to an iron stake, thence, South 89 deg. 40 min, East 1,102 feet the margin of Highway 431; thence with the margin of said Highway South 13 deg. 30 min East 50 feet, South 10 deg. East 166.5 feet to an iron stake; thence leaving said Highway North 88 deg. West 529.2; thence South 6 deg. West 68.5 feet to said Cooper's northeast corner; thence with the line of said Cooper North 81 deg. 30 min. West 615.5 feet to the beginning, containing 6.0 acres

more or less.

Commonly known as: 8537 Whites Creek Pike, Joelton, Tennessee 37080.

Tax Parcel No.: 0040007800

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 Wells Fargo Bank, N.A., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 13 day of Feb, 08.

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 13 day of Feb, 08.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 13 day of Feb, 08.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N.A.
3476 Stateview

Fort Mill, SC 29715