RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
David E. Nichols

GRANTEE(s)
William or Bobbie Gifford

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: 03/17/08 15:05 2 pgs
Fees:13.00 Taxes:318.81
20080317-0026868

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 19, 2003 and recorded May 30, 2003, as Instrument No. 20030530-0073087 in the Register's Office of Davidson County, Tennessee, David E. Nichols conveyed to Cumberland Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Franklin American Mortgage Company and Franklin American Mortgage Company's 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 by instrument of record recorded on December 28, 2006 as Instrument No. 20061228 - 0159850 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 March 5, 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 William or Bobbie Gifford, at and for the sum of $86,166.00, 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 William or Bobbie Gifford 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 William or Bobbie Gifford, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A small tract of land in the 14th Civil District of said Davidson County, Tennessee, being part of Tract II of the O.C. John's Estate, and being known as Tract V, on the unrecorded map of part of the Subdivision of Tract II and described according to a copy of a survey made May 21, 1957, by C.J. Carney, Surveyor, as follows:

BEGINNING at a point in the center line of Bernard Road, at the corner of Lot Nos. 4 and 5; said point being 650 feet east of the easterly margin of Clarksville Highway, No. 112, or US 41; thence with the line between Lot Nos. 4 and 5, southerly 241 feet to a point; thence easterly 100 feet to a point; thence northerly 241 feet to the center line of Bernard Road; thence with the centerline of the same, westerly 100 feet to the point of beginning.

Parcel number: 02100018500

Commonly known as: 4935 Rawlings Road, Joelton, Tennessee 37080.

Tax Parcel No.: 02100018500

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 William or Bobbie Gifford, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Trustee has hereunto set his or her hand and seal this 10 day of Mar 08.

Aaron Squyres, 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, Aaron Squyres, as Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 10 day of Mar, 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 $86,166.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William Gifford

Bobbie Gifford

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, William D. Gifford 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 Goodlettsville, TN this 17th day of March, 2008

Notary Public

My Commission Expires: 4-4-11

CLIFTON E. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

MY COMMISSION EXPIRES: DATE

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William or Bobbie Gifford
162 Heritage Trace Dr.
Madison, TN 37115
VA No. 20-20-6-0509801