RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Howard Wear and Jennifer Wear

GRANTEE(s)
Adrian and Anca M. Ifrim

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: 03/31/08 16:06 2 pg
Fees:13.00 Taxes:257.15
20080331-0032272

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 19, 2005 and recorded July 21, 2005, as Instrument No. 20050721-0085219 in the Register's Office of Davidson County, Tennessee, Howard Wear and Jennifer Wear conveyed to Michael T. Bates, as Trustee for Mortgage Electronic Registration Systems, Inc, a separate corporation that is acting solely as a nominee for Sebring Capital Partners, Limited Partnership and Sebring Capital Partners, Limited Partnership'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 and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on January 29, 2008 as Instrument No. 20080129-0009253 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 12, 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 Adrian and Anca M. Ifrim, at and for the sum of $69,500.00, 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 Adrian and Anca M. Ifrim 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 Adrian and Anca M. Ifrim, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

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

Land in Davidson County, Tennessee, being Lot No. 903 on the map of Cloverhill Section 11, of record in Book 2663, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 903 fronts 75 feet on the southerly side of Lakeland Drive and runs back 333 feet, more or less, on the easterly line and 209.2 feet, more or less, on the westerly line to the center of McCrory Creek, measuring 170 feet, more or less, along said center of said McCrory Creek.

Being the same property conveyed to Howard Wear by Warranty Deed from Mack Finley, Jr. and wife, Louise Finley, dated July 19, 2005, recorded _____, at Instrument Number 20050721008521 8, Register's Office for Davidson County, Tennessee.

Parcel # 096140 20800

Commonly known as: 3011 Lakeland Drive, Nashville, Tennessee 37214.

Tax Parcel No.: 09614020800

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 Adrian and Anca M. Ifrim, 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 March, 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 March, 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 $69,500.00, 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
$ 69,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31st DAY OF March 20 08
Deputy Register

Adrian Ifrim

Anca M. Ifrim

ACKNOWLEDGMENT

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:
~~Adrian and Anca M. Ifrim~~ DARYL SPICER
~~3248 Cain Harbor Dr.~~ 2009 Kimberly DR
~~Nashville, TN 37214~~ MT. JULIET TN 37122