RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Catherine Lorenzo

GRANTEE(s)
Thomas R.& Yvonne A. Moneypenny

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: 04/15/08 08:11 2 pgs
Fees:13.00 Taxes:567.58
20080415-0037881

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 22, 2006 and recorded June 29, 2006, as Instrument No. 20060629-0077954 in the Register's Office of Davidson County, Tennessee, Catherine Lorenzo conveyed to Jack Case Wilson, as Trustee for Mortgage Electronic Registration Systems, Inc. as a separate corporation acting solely as Nominee for Opteum Financial Services, LLC and Opteum Financial Services, 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on February 14, 2008 as Instrument No. 20080214-0014728 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 Thomas R.& Yvonne A. Moneypenny, at and for the sum of $153,400.00, 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 Thomas R.& Yvonne A. Moneypenny 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 Thomas R.& Yvonne A. Moneypenny, 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. 69 on the Plan of Section One (Revised) Caldwell Hall of record in Book 2900, Pages 57-59, for said County, to which plan reference is made for a more complete description thereof. Being all of the same property conveyed to Catherine Lorenzo by Warranty Deed dated June 22, 2006 from Anup D. Patel and spouse, Danielle D. Delaplane-Patel of record in Instrument No. 20060629-0077953, Register's Office for Davidson County, Tennessee.
> Danielle L. Delaplane-Patel and Danielle D. Delaphane-Patel are one and the same person.
> Commonly known as: 302 Blackman Road, Nashville, Tennessee 37211.
>
> Tax Parcel No.: 104.00 147 050 104.00

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 Thomas R.& Yvonne A. Moneypenny, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 4 day of April, 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 4 day of April, 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 $153,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas R.Moneypenny

Yvonne A. Moneypenny

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Thomas R Moneypenny, 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 Nashville this 10 day of April, 2008.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Thomas R.& Yvonne A. Moneypenny
5325 Windypine Dr.
Nashville, TN 37211

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 24, 2010