RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Steven R. Aragon and Brad W. Kose

GRANTEE(s)
Vijay K. Upadhyaya

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: 04/21/08 10:52 3 pgs
Fees:18.00 Taxes:390.35
20080421-0040224

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 30, 2006 and recorded September 1, 2006, as Instrument No. 20060901-0108391 in the Register's Office of Davidson County, Tennessee, Steven R. Aragon and Brad W. Kose conveyed to Ronald M. Harkavy, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Realty Mortgage Corporation, A MISSISSIPPI CORPORATION and Realty Mortgage Corporation, A MISSISSIPPI CORPORATION'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 March 31, 2008 as Instrument No. 20080331-0032016 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 April 16, 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 Vijay K. Upadhyaya, at and for the sum of $105,500.00, 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 Vijay K. Upadhyaya 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 Vijay K. Upadhyaya, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 784 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit E to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.
>
> BRAD W. Kose, although not a Borrower hereunder or otherwise obligated to pay any amounts due under the Note secured hereby, joins in this conveyance for the purpose of conveying, pledging or otherwise transferring his interest in the above described property as security for the Note secured hereby. The said
> Brad W. Kose hereby acknowledges that this Deed of Trust shall constitute a lien and

encumbrance on the title to the above described property.

THIS instrument is being executed in behalf of Brad W. Kose, pursuant to a Power of Attorney executed by him on the 29th day of August, 2006, of record in Instrument No 20060901-0108389, Register's Office for Davidson County, Tennessee.

Commonly known as: 784 1st Avenue North, Nashville, Tennessee 37201.

Tax Parcel No.: 082140A13600CO

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 Vijay K. Upadhyaya, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 16 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 16 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 $105,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vijay K. Upadhyaya

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and c
qualified, _____, with who I am personally acquai
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: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 105,500.00 Vijay K. Upadhyaya
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 20 08
Deputy Register

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Vijay K. Upadhyaya
2002 Lindell Ave
Nashville, TN 37203