RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dianna Champion and Thomas Champion

GRANTEE(s)
Bank of America 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: 05/05/08 11:09 2 pgs
Fees:13.00 Taxes:112.68
20080505-0045908

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 30, 2003 and recorded August 14, 2003, as Instrument No. 20030814-0116827 in the Register's Office of Davidson County, Tennessee, Dianna Champion and Thomas Champion conveyed to PRLAP, Inc., as Trustee for Bank of Amercia, 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 **TONEY BRASUELL** as Co-Trustee by instrument of record recorded on April 7, 2008 as Instrument No. 20080402-0032809 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 23, 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 Bank of America N.A., at and for the sum of $30,453.91, 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 Bank of America 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 Bank of America N.A., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Certain real estate in Davidson County, Tennessee, described as follows: Beginning at a point in the center of Licklon Pike at the northwest corner of the property conveyed to Glenn C. Mowery by deed of record in book 1344, page 60, said Register's Office; thence with Mower's northerly line South 73 degrees 39 minutes 57 seconds East 285.00 feet to a point; thence North 1 degree 05 min 46 sec East 100.00 feet to a point in Erza Thornton's southerly line; thence North 73 degrees 39 minutes 57 seconds West 385.00 feet to a point in the center of Licton Pike; thence with the center of said pike, South 1 degree 05 minutes 46 seconds West 100 feet to the point of beginning. Derivation: Being the same property conveyd to Thomas T. Champion and Dianna Gall Champion from Donald A. Fertitta by virtue of a deed dated 12/29/1993, recorded 01/07/1994 in deed book 9214 and page 397 in Davidson County, Tennessee. Tax ID 31.00-53
>
> Commonly known as: 4805 Lickton Pike, Whites Creek, Tennessee 37189.
>
> Tax Parcel No.: 031000053.00

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 Bank of America 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 1 day of May, 08.

Toney Brasuell, 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, Toney Brasuell, 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 1 day of May, 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 $30,453.91, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Toney Brasuell
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, Toney Brasuell, 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 AR this 1 day of May, 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:
Bank of America N.A.
4161 Piedmont Parkway
Greenboro, NC 27401