RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Reginald Keller and Sureda Grant

GRANTEE(s)
MKK Family LLC, a Tennessee limited liability company

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: 05/07/08 10:29 2 pgs
Fees:13.00 Taxes:462.50
20080507-0047000

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 15, 2003 and recorded December 23, 2003, as Instrument No. 20031223-0182478 in the Register's Office of Davidson County, Tennessee, Reginald Keller and Sureda Grant conveyed to Realty Title and Escrow Company, Inc., a Tennessee Corporation, as Trustee for First Franklin Financial Corporation, subsidiary of National City Bank of Indiana, 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 October 8, 2007 as Instrument No. 20071008-0119488 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 9, 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 MKK Family LLC, a Tennessee limited liability company, at and for the sum of $125,000.00, 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 MKK Family LLC, a Tennessee limited liability company 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 MKK Family LLC, a Tennessee limited liability company, 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. 816, on the Plan of Charlotte Park, Section 22, of record in Book 3700, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description. Being the same property conveyed to Reginald Keller and Sureda Grant by deed from Micah T. Jones, married, of record in Instrument No. 200312230182477, Register's Office for said County. Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Parcel number: 191.00
>
> Commonly known as: 6514 Firestone Court, Nashville, Tennessee 37209.
>
> Tax Parcel No.: 10204019100

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 MKK Family LLC, a Tennessee limited liability company, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 2 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 2 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 $$125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MKK Family LLC
Mary M Wester, Manager

MKK Family LLC, a Tennessee limited liability company
PO Box 50804
Nashville, TN 37205

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Sumner

SUMMER L YEISER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Mary M Wester, 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 TN this 7 day of May, 2008.

S. Yeiser
Notary Public

My Commission Expires: 6/28/2010

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MKK Family LLC, a Tennessee limited liability company
PO Box 50804
Nashville, TN 37205