RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Shirley Jeanne Ebanks

GRANTEE(s)
Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership

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: 05/29/08 11:41 3 pgs
Fees:18.00 Taxes:1702.00
20080529-0054665

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 18, 2006 and recorded August 25, 2006, as Instrument No. 20060825-0105509 and modified on August 25, 2006, as Instrument No. 20060825-0105510 in the Register's Office of Davidson County, Tennessee, Shirley Jeanne Ebanks conveyed to American Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for New Century Mortgage Corporation and New Century Mortgage 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 by instrument of record recorded on October 18, 2007 as Instrument No. 20071018-0123435 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 Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership, at and for the sum of $460,000.00, 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 Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership 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 Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> PARCEL 1 LAND in Davidson County, Tennessee, being Lot 4, Harlan Heights, as shown on plat of record in Instrument No. 20050830-0103631, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being a portion of the same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan, dated 07/03/1980, by Warranty Deed from Mrs. E. W. Benson, a widow, and filed for record on 07/30/02, in Book 5620, page 741, in the Register's Office for Davidson County, Tennessee. PARCEL 2 LAND in Davidson County, Tennessee, being Lot No. 14 of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey thereof made in December, 1937, by J. A. Mefford, Surveyor as follows: Lot No. 14 fronts 25 feet on the South side of Hall's Lane Section of Old Hickory Boulevard and runs back between parallel lines 244.9 feet on the westerly line and 244 1/2 feet on the easterly line to a dead line, being 25 feet thereon. The northwesterly corner of said Lot No. 14 is 300 feet as measured along the southerly line of Old Hickory Boulevard in an easterly direction from Marthonna Road West. Included but specifically excluded from the above-described property is that property taken by Final Consent Decree in Case No. B-15115 out of the 6th Circuit Court for Davidson County, Tennessee, and

recorded in book 4927, page 736, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan, dated 08/12/02, by Warranty Deed from Filbert J. Martocci, Jr., an unmarried person, and filed for record on 09/11/02, in Instrument Number 20020911-0110492, and Re-recorded on 11/20/02 in Instrument Number 20021120-0143958, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Shirley Jeanne Ebanks by deed dated 08/18/06, from Jerry C. Harlan and wife, Wanda G. Harlan, filed for record on 08/25/06, in Instrument No. 20060825-0105508, Register's Office for Davidson County, Tennessee. Legal Description as referenced in an Attorney's Affidavit filed for record on May 12, 2008 as Instrument No. 20080512-0048418 in the Davidson County Register of Deeds.

Commonly known as: 613 West Old Hickory Boulevard, Madison, Tennessee 37115.

Tax Parcel No.: 04211013700

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 Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 21 day of May, 08.

Aaron Squyres, Successor 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, Aaron Squyres, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 21 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 $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Squyres
Successor 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, Aaron Squyres, as Successor 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 21 day of May, 08.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC - STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership
323 Fifth Street
PO Box 35
Eureka, CA 95502

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015