RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lori Duffy

GRANTEE(s)
Aubrey Hiam

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: 06/09/08 09:41 3 pg
Fees:18.00 Taxes:470.27
20080609-0058722

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 22, 2005 and recorded July 26, 2005, as Instrument No. 20050726-0086780 in the Register's Office of Davidson County, Tennessee, Lori Duffy conveyed to Weiss & Weiss, Attorneys at Law, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans and First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans' 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 **GREG IVESTER** as Co-Trustee by instrument of record recorded on April 29, 2008 as Instrument No. 20080429-0043599 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 May 21, 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 Aubrey Hiam, at and for the sum of $127,100.00, 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 Aubrey Hiam 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 Aubrey Hiam, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: UNIT NO. T-3 TOGETHER WITH THE CARPORT DESIGNATED T-3-C, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF RIVER PLANTATION, SECTION TWO, CONDOMINIUM APARTMENTS AS OF RECORD IN BOOK 4460 PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 4661 PAGE 334, (THE SAID REFERENCED PAGE 374 IN CHAIN IS THE LAST PAGE OF THE MASTER DEED) REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON LAND RELATING TO THE PROPERTY, APARTMENTS, CO OWNERS AND TENANTS OF RIVER PLANTATION, SECTION TWO, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND THE BY LAWS APPENDED THERETO RECORDED IN BOOK 4661 PAGE 334, IN BOOK 4661, PAGE 353, AMENDED IN BOOK 4691, PAGE 906, AND IN BOOK 6436, PAGE 389, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. THE PREMISES HEREIN IS A CONDOMINIUM APARTMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF

THE TENNESSEE HORIZONTAL PROPERTY ACT AS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; TO THE BY LAWS FOR THE ADMINISTRATION THEREOF; TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF THE OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED AND BY LAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME OF RIVER PLANTATION, SECTION TWO, CONDOMINIUM APARTMENTS, AS OF RECORD IN BOOK 4661, PAGE 334 IN BOOK 4661, PAGE 353, AMENDED IN BOOK 4691, PAGE 906, AND IN BOOK 6436, PAGE 389, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED OF EVEN DATE AND BEING FILED FOR RECORD IN INSTRUMENT NO. 20050726-0086779 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RECORDED SIMULTANEOUSLY HEREWITH.

Commonly known as: 520 Plantation Court, Nashville, Tennessee 37221.

Tax Parcel No.: 142050A11700CO

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 Aubrey Hiam, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 29 day of May, 2008

Greg Ivester, 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, Greg Ivester, 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 29 day of May, 2008.

Lena M. Drennan
Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

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 $$127,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aubrey Hiam

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 127,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 2008
Deputy Register

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aubrey Hiam
301 Fairbanks Rd.
Goodlettsville, TN 37072