RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Troy B. Stockard

GRANTEE(s)
Thomas Lee Krantz Sr. & Carl Denver Krantz Sr.

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

Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

Davidson County DEEDTRS
Recvd: 06/25/08 13:24 2 pgs
Fees:13.00 Taxes:449.92
20080625-0065452

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 9, 2005 and recorded December 19, 2005, as Instrument No. 20051219-0151447 in the Register's Office of Davidson County, Tennessee, Troy B. Stockard conveyed to Beth A. Bolton, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for GBEC of Tennessee, Inc. and GBEC of Tennessee, Inc.'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 May 30, 2008 as Instrument No. 20080530-0055474 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 identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on June 18, 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 Thomas Lee Krantz Sr. & Carl Denver Krantz Sr., at and for the sum of $121,600.00, 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 Thomas Lee Krantz Sr. & Carl Denver Krantz Sr. 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 Thomas Lee Krantz Sr. & Carl Denver Krantz Sr., 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(s) 31, as shown on the map entitled Final Plat, Phase Three, Treehaven Subdivision, of record as Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being part of the same property conveyed to Capital Homes, Inc., a Tennessee Corporation, by deed from Summerfield Development, L.L.C., a Tennessee Limited Liability Company, of record as Instrument No. 20050916-0111610, dated August 17, 2005, said Register's Office.
>
> A.P.N. #: 164-13A-60
>
> Commonly known as: 3828 Asheford Trace, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 6000CO

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 Thomas Lee Krantz Sr. & Carl Denver Krantz Sr., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19th day of June 2008.

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 19th day of June, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

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 $121,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas Lee Krantz Sr. & Carl Denver Krantz Sr.

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Carl Denver Krantz, 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 Davidson County this 24 day of June, 2008.

Dana P. Mason
Notary Public

My Commission Expires: 3-11-09

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Thomas Lee Krantz Sr. & Carl Denver Krantz Sr.
121 Bella Vista Dr.
Goodlettsville, TN 37072