RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Nellie Mae Mapp

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: 07/14/08 08:48 2 pgs
Fees:13.00 Taxes:196.10
20080714-0071688

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 21, 2001 and recorded September 28, 2001, as Instrument No. 20010928-0104930 in the Register's Office of Davidson County, Tennessee, Nellie Mae Mapp conveyed to Dan Choate, as Trustee for CitiFinancial, Inc., 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 2, 2008 as Instrument No. 20080402-0032769 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 July 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 Aubrey Hiam, at and for the sum of $41,501.00, 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:

> ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED BOOK 7402, PAGE 316, ID 71.12-200, BEING KNOWN AND DESIGNATED AS LOT 100, VICTORY HEIGHTS SUBDIVISION, FILED IN PLAT BOOK 1130, PAGE 97, RECORDED 11/13/1946. THIS BEING THE SAME PROPERTY CONVEYED TO NELLIE MAE MAP, SINGLE FROM JAMES L. DALTON AND WIFE, PATRICIA J. DALTON, BY DEED DATED 11/11/1987 AND RECORDED 11/13/1987 IN BOOK 7402 PAGE 316, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.
>
> Commonly known as: 913 Oneida Avenue, Nasvhille, Tennessee 37207.
>
> Tax Parcel No.: 071 12 0 200.00

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 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 11 day of July, 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 11 day of July, 08.

Notary Public

My Commission Expires:

KISTY 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 $41,501.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aubrey Hiam
301 Fairbanks Rd.
Goodlettsville, TN 37072

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 forthe 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $53,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July 20 08

Deputy Register