RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Joyce Ann Guthrie

GRANTEE(s)
Tommy Couch

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 08:50 2 pgs
Fees:13.00 Taxes:534.17
20080714-0071689

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 26, 2005 and recorded August 3, 2005, as Instrument No. 20050803-0090602 in the Register's Office of Davidson County, Tennessee, Joyce Ann Guthrie conveyed to David W. McMackin, as Trustee for Fifth Third Mortgage Company, 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 **SHELLIE WALLACE** as Successor Trustee and **GREG IVESTER** as Co-Trustee by instrument of record recorded on June 16, 2008 as Instrument No. 20080616-0061731 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 2, 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 Tommy Couch, at and for the sum of $144,370.00, 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 Tommy Couch 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 Tommy Couch, 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 DESCRIBED TO-WIT: BEING LOT NO. 47 ON THE PLAN OF MANSKER MEADOWS, SECTION II, OF RECORD BOOK 2663, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 47 FRONT 276.65 FEET ON THE WESTERLY SIDE MANSKER DRIVE AND RUNS BACK BETWEEN LINES AND 300.5 FEET ON THE NORTHERLY LINES AND 300 FEET ON THE SOUTHWESTERLY LINE TO A POINT. BEING THE SAME PROPERTY CONVEYED TO MARGIE A. COVINGTON, AN UNMARRIED PERSON, BY QUITCLAIM DEED DATED JUNE 8, 1984 FROM MICHEAL A. COVINGTON, AN UNMARRIED PERSON, OF RECORD IN BOOK 6322, PAGE 841, SAID REGISTER'S OFFICE. BEING THE SAME PROPERTY CONVEYED TO Joyce Ann Guthrie BY WARRENTY DEED DATED July 26, 2005 AND FILED FOR RECORD ON August 3, 2005 IN BOOK AND PAGE 20050803-0090601 IN REGISTER'S OFICE IN SAID COUNTY. THIS LEGAL DESCRIPTION HAS BEEN CHANGED PURSUANT TO AN ATTORNEY'S AFFIDAVIT.

Commonly known as: 2420 Mansker Drive, Madison, Tennessee 37115.

Tax Parcel No.: 026160 043.00

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 Tommy Couch, 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 July, 08.

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 2 day of July, 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 $$144,370.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tommy Couch

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Tommy Couch, 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 14th day of July, 2008.

Notary Public

My Commission Expires: 7-25-09

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Tommy Couch
3415 West End Ave 510- D
Nashville, TN 37203

A True Copy Attest
DIANE BISHOP, Notary Public
My Commission Expires July 25, 2009

DIANE BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 25, 2009