**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Theresa M. Gregory**

**GRANTEE(s)**
**Homesales, Inc.**

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: 08/08/08 08:44 3 pg
Fees:18.00 Taxes:336.52
20080808-0081756

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 20, 2007 and recorded December 3, 2007, as Instrument No. 20071203-0139887 in the Register's Office of Davidson County, Tennessee, Theresa M. Gregory conveyed to Kathy Winstead, as Trustee for JPMorgan Chase Bank, N.A., 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 **SHELLIE WALLACE** as Co-Trustee by instrument of record recorded on July 9, 2008 as Instrument No. 20080709-0070298 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 30, 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 Homesales, Inc., at and for the sum of $90,950.00, 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 Homesales, Inc. 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 Homesales, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot No. 75 on the Plan of West Nashville Heights of record in Book 332, Page 127, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Charles Edward Perry, unmarried, by deed from Glenda Horton, unmarried, of record in Book 11505, Page 594, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED REAL PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY CHARLES EDWARD PERRY BY WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20020716-0085644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING at a point on the southern proposed right of way of I-40, said point located on the western line of the property owned, the common line with property owned by Fred S. Toler, Sr., of record in Book 8971, Page 430, Register's Office for Davidson County, Tennessee, and being 36.666 meters (120.30 feet) right of I-40 survey centerline station 5+175.211; thence north 04 degrees 59 minutes 13 seconds west along the common line 2.559 meters (8.396 feet) to a point on the common line, said point located also on the northwestern corner of the property owned, said point located also on the southern existing METRO right of way of a 3.677 meter (12.063 foot)

alley, and being 34.000 meters (111.549 feet), more or less, right of I-40 survey centerline station 5+175.500, more or less, thence north 80 degrees 30 minutes 11 seconds east along the existing METRO alley right of way, and being 14.289 meters (46.881 feet) to a point located on the northeastern corner of the property owned, the common corner with property owned by Sarah Frances and Terry Eugene Netherton, of record in Book 8619, Page 770, and being 13.700 meters (44.948 feet), more or less, right of Ramp B survey centerline station 520+002.200, more or less; thence South 04 degrees 59 minutes 13 seconds east along the common line, and being 1.154 meters (3.79 feet) to a point on the southern proposed right of way of I-40, and being 14.832 meters (48.66 feet) right of Ramp B survey centerline station 520+002.191; thence South 75 degrees 08 minutes 47 seconds West along the proposed right of way of I-40, and being 13.161 meters (43.179 feet) to the POINT OF BEGINNING, containing 28.000 square meters (302 square feet), more or less.

Being the same property conveyed to the Grantor(s) by deed of record in Instrument Number 20071203-0139886, Register's Office for Davidson County, TN.

Commonly known as: 5908 Obrien Avenue, Nashville, Tennessee 37209.

Tax Parcel No.: 091 13 0 302.00

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 Homesales, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 31st day of July 2008.

S Wallace
Shellie Wallace, 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, Shellie Wallace, 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 31st day of July, 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 $90,950.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

S Wallace
Shellie Wallace
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, Shellie Wallace, as Co-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 Little Rock this 31st day of July, 2008.

Melissa G. Pepesko
Notary Public

My Commission Expires: _____

MELISSA G. PEPESKO
Notary Public - Arkansas
Pulaski County
My Commission Expires 06-07-2016

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Homesales, Inc.
3415 Vision Drive
Columbus, OH 43219