RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jennifer L. Kerr and Michael Kerr

GRANTEE(s)
Fifth Third Mortgage Company

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: 08/11/08 08:43 2 pgs
Fees:13.00 Taxes:443.63
20080811-0082161

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 19, 2006 and recorded January 8, 2007, as Instrument No. 20070108-0002938 in the Register's Office of Davidson County, Tennessee, Jennifer L. Kerr and Michael Kerr conveyed to Smith Sholar Associates, PLLC, 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 25, 2008 as Instrument No. 20080625-0065168 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 August 6, 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 Fifth Third Mortgage Company, at and for the sum of $119,900.00, 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 Fifth Third Mortgage Company 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 Fifth Third Mortgage Company, 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 No. 7, on the plan of M.G. McGaugheys First Haysboro Subdivision, as shown on plat of record in Deed Book 843 Page 23 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description. Said Lot No. 7 fronts 100 feet on the westerly side of Marina or Ruskin Avenue, said extends back 222.9 feet on the northerly line and 237 feet on the southerly line, to a dead line, measuring 100.3 feet thereon. Being the same property conveyed to Jennifer L. Kerr, a married woman, by Deed of record in Instrument Number 200701080002937, Register's Office for Davidson County, Tennessee. Michael Kerr joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.
>
> Commonly known as: 4909 Ruskin Avenue, Nashville, Tennessee 37216.
>
> Tax Parcel No.: 061 04 0 023.00

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 Fifth Third Mortgage Company, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 14th day of August, 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 14th day of August, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires: [illegible] 2014

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 $119,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 14th day of August, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires: [illegible] 2014

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fifth Third Mortgage Company
Madisonville Operations Center
5050 Kingsley Drive, Mail Code MD 1MOC20
Cincinnati, OH 45263