RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mary Katherine Northern and Robert Northern

GRANTEE(s)
Matthew Hammond

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 14:16 3 pg
Fees:18.00 Taxes:255.30
20080811-0082532

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 25, 2005 and recorded November 15, 2005, as Instrument No. 20051115-0137839 in the Register's Office of Davidson County, Tennessee, Mary Katherine Northern and Robert Northern conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Bank, NA, 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on July 16, 2008 as Instrument No. 20080716-0072585 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 Matthew Hammond, at and for the sum of $69,000.00, 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 Matthew Hammond 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 Matthew Hammond, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 65 of River Glen Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900 pages 818 and 819 and amended by the plan of record in Book 6900 page 650 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium. Being the same property conveyed to Bettye Jeane Aschultz, married by deed from Chereta R. Crawford, unmarried of record in book 8610 page 223 said Register's Office. By quitclaim deed of record in book 10904 page 923 said Register's Office Donald Edward Schultz conveyed his interest in subject property to Bettye Jeanne Schultz. The Bettye Jeanne Schultz has since died. Description Reference: Described from information contained in recorded condominium documents. Plan of record Book 6900 pages 818 and 819 and amended by the plan of record in Book 6900 page 650 Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provision of the condominium Master Deed of record in book 7566 page 571, book 7724 page 293 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. *The Last Will and Testament of Bettye Jeanne Schultz of record in will book 5394 page 1185415 in the Seventh Circuit Court, Probate Division, devised subject property to Mary Katherine Northern. Being the same property conveyed to Bettye Jeanne Schultz, married from Chereta R. Crawford by Warranty Deed dated April 24, 1992, of record in Book 8610, Page 223 Register's Office for Davidson County, Tennessee. Donald Edward Schultz conveyed his marital interest in said property to Bettye Jeanne Schultz by Quitclaim Deed dated February 12, 1998, of record in Book 10904 Page 923 Register's Office for Davidson

County, Tennessee. Being the same property conveyed to Mary Katherine Northern, by Last Will and Testament from Bettye Jeanne Schultz, dated May 28, 1997, of record in inst. no 0000539401185415, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2511 Sonar Street, Nashville, Tennessee 37214.

Tax Parcel No.: 05213 0B 018.00

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 Matthew Hammond, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 6th day of August, 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 6th day of August, 2008.

Notary Public

My Commission Expires: [illegible]

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 $69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matthew Hammond

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 for the 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:
Matthew Hammond
2320 Selma Avenue
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 69,000
Matthew Hammond
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11th DAY OF August 20 08
Deputy Register