RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Robert Lewis Dickson and Emily Lee Dickson

GRANTEE(s)
James Roberts

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: 08/13/08 10:34 2 pgs
Fees:13.00 Taxes:181.30
20080813-0083276

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 20, 2001 and recorded April 24, 2002, as Instrument No. 20020424-0050311 in the Register's Office of Davidson County, Tennessee, Robert Lewis Dickson and Emily Lee Dickson conveyed to Tucker Harris, as Trustee for CitiFinancial Mortgage Loan Corporation, 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 **TONEY BRASUELL** as Co-Trustee by instrument of record recorded on June 6, 2008 as Instrument No. 20080606-0058411 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 James Roberts, at and for the sum of $43,450.00, 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 James Roberts 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 James Roberts, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 8345, PAGE 451, ID NO. 82-03-284, BEING KNOWN AND DESIGNATED AS LOT 20, CRUTCHER BRO'S PLAN, FILED IN PLAT BOOK 161, PAGE 158. THIS BEING THE SAME PROPERTY CONVEYED TO ROBERT **DICKSON AND WIFE, EMILY LEE DICKSON, AS TENANTS BY THE ENTIRETY, FROM ROBERT B. BECK, SR. AND WIFE, MARTHA LU BECK,** BE DEED DATED 04/30/1991 AND RECORDED 05/06/1991, IN BOOK 8345, PAGE 451, IN DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.
>
> Commonly known as: 1112 Pennock Avenue, Nashville, Tennessee 37207.
>
> Tax Parcel No.: 082030028400

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 James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 4 day of Aug, 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 4 day of Aug, 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 $43,450.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Roberts
201 Thompson Lane #200
Nashville, TN 37211

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:
James Roberts
201 Thompson Lane #200
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 43,450
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Aug, 2008
Deputy Register