RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
George A. Poston a/k/a George Allen Poston and Doris M. Poston

GRANTEE(s)
Daryl Spicer

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: 08/28/08 10:34 2 pgs
Fees:13.00 Taxes:218.67
20080828-0088378

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 13, 1994 and recorded April 15, 1994, at Book 9313, Page 208 in the Register's Office of Davidson County, Tennessee, George A. Poston a/k/a George Allen Poston and Doris M. Poston conveyed to G. H. Pryor, as Trustee for Associates Financial Services Company, Inc., 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 July 25, 2008 as Instrument No. 20080725-0076265 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 13, 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 Daryl Spicer, at and for the sum of $59,100.00, 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 Daryl Spicer 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 Daryl Spicer, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 61 on the Plan of Scenic View Subdivision, according to an unrecorded plan prepared by W.W. Turner Company, Engineers, dated September 14, 1948, not of record, described as follows: Starting with a concrete monument at the north end of the return at the Northwest corner of the intersection of Keeton Avenue and Hillman Place, and running thence the following courses and distances; in a northeasterly direction along the southerly margin of Keeton Avenue a distance of 79.2 feet to an iron pin on a line between Lots Nos. 61 and 62 and the point of beginning; thence in a southwesterly direction along the line between Lots Nos. 61 and 62 a distance of 155.6 feet to an iron pin located in the north margin of a cemetery, and on a line between Lots Nos. 61 and 62, thence in a northwesterly direction along the north margin of said cemetery, a distance of 52.8 feet to a concrete monument located in the north margin of a cemetery and at the northeast corner of said cemetery; thence in a southwesterly direction along the line between said cemetery and Lot No. 61 a distance of 5.9 feet to an iron pin on a line between the backs of Lots Nos. 61 and 78; thence in a northwesterly direction along the line between the backs of Lot No. 61 and Lots Nos. 77 and 78, a distance of 51 feet to an iron pin on the line between Lots Nos. 60 and 61; thence in a northeasterly direction along the line between Lots Nos. 60 and 61, a distance of 165 feet to an iron pin in the south margin of Keeton Avenue and on a line between Lots Nos. 60 and 61; thence in a southeasterly direction along the south margin of Keeton Avenue, a distance of 100 feet to an iron pin in the south margin of Keeton Avenue, and on a line between Lots Nos. 61 and 62, and the point of beginning. Being the same property conveyed to George Allen Poston to create and estate by the entireties, by and between George Allen Poston and Doris M. Poston, by deed from Doris M. Poston, dated May 15, 1972, recorded May 16, 1972, Book 4601, page 636, Register's

Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 2907, page 545, Register's Office for Davidson County, Tennessee. This property is also known as 310 Keeton Avenue, Old Hickory, Tennessee 37138.

Commonly known as: 310 Keeton Avenue, Old Hickory, Tennessee 37138.

Tax Parcel No.: 044 05 0 026.00

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 Daryl Spicer, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 25 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 25 day of Aug, 08.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
Notary Public-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 $$59,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Daryl Spicer
3650 North Mt. Juliet Rd.
Mt. Juliet, TN 37122

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Daryl Spice, 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 Mt. Juliet, TN this 26th day of August, 2008.

Notary Public

My Commission Expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Daryl Spicer
3650 North Mt. Juliet Rd.
Mt. Juliet, TN 37122