RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Betti J. Murray and Andrew David Murray

GRANTEE(s)
Andrew W. Regg IV

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

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 27, 2006 and recorded November 3, 2006, as Instrument No. 20061103-0136730 in the Register's Office of Davidson County, Tennessee, Betti J. Murray and Andrew David Murray conveyed to Lighthouse Title and Escrow, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Franklin A Division of National City Bank and First Franklin A Division of National City Bank's successors and assigns, 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 September 4, 2008 as Instrument No. 20080904-0090493 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 September 24, 2008 at the Davidson County Courthouse 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 Andrew W. Regg IV, at and for the sum of $122,200.00, 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 Andrew W. Regg IV 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 Andrew W. Regg IV, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> This property commonly known as: 4037 Pine Orchard Place Antioch, Tennessee 37013. Land in Davidson County, Tennessee, being Lot No. 289, Villiage Two, Summerfield, of record in Instrument No. 20000929-0096421, Register's Office for said county, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to Andrew David Murray and wife, Betti J. Murray by warranty deed from Southern Builders, LLC a Tennessee Limited Liability Company dated August 3, 2004 and filed for record in instrument no. 20040914-0110807 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4037 Pine Orchard Place, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 164100A111.00

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 Andrew W. Regg IV, and unto its successors and assigns.

Davidson County DEEDTRS
Recvd: 10/03/08 10:53 2 pgs
Fees:13.00 Taxes:610.50
20081003-0100695

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

Shellie Wallace, Successor 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 Successor 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 Sept, 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 $122,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew W. Regg IV
1139 Kimberly Drive
Goodlettsville, TN 37072

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:
Andrew W. Regg IV
1139 Kimberly Drive
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 165,000.00
Andrew W. Regg IV
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Oct, 2008
Deputy Register