RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lisa Crutcher and Dorothy Hamilton

GRANTEE(s)
Mark W. King & wife Jo Anne J. King

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: 10/29/08 10:10 2 pgs
Fees:13.00 Taxes:88.80
20081029-0107802

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 17, 2005 and recorded November 22, 2005, as Instrument No. 20051122-0141318 in the Register's Office of Davidson County, Tennessee, Lisa Crutcher and Dorothy Hamilton conveyed to Saturn & Mazer Title Services, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Fremont Investment & Loan and Fremont Investment & Loan'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 **GREG IVESTER** as Co-Trustee by instrument of record recorded on October 16, 2008 as Instrument No. 20081016-0104215 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 October 22, 2008 at the The Sommet Center 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 Mark W. King & wife Jo Anne J. King, at and for the sum of $24,000.00, 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 Mark W. King & wife Jo Anne J. King 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 Mark W. King & wife Jo Anne J. King, 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 situated in Davidson County, State of Tennessee, described as follows, to wit: Being the easterly 50 feet of Lot No. 59 and the easterly 50 feet of the northerly part of Lot No. 56 on the Map of J.B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27 Register's office for Davidson County Tennessee.
>
> Said Part of Lot no. 59 fronts 50 feet on the Southerly side of Duke Street and together with said part of Lot No. 56 run back between parallel lines 100 feet, more or less, to a dead line.
>
> Being the same property conveyed to the grantors by Warranty Deed of record in instrument No. 20051122 0141317, Register's Office for Davidson County tennessee.
>
> Commonly known as: 334 Duke Street, Nashville, Tennessee 37207.
>
> Tax Parcel No.: 071 08004000

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 Mark W. King & wife Jo Anne J. King, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 24 day of Oct, 08.

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 24 day of Oct, 08.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Notary Public

My Commission Expires:

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 $24,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark W. King & wife Jo Anne J. King

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Mark W King and Johnne J King 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 Nolensville, Tn. this 28 day of October, 2008.

Notary Public

My Commission Expires: Oct. 3, 2013

LYNN JOSEPH LEBLANC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mark W. King & wife Jo Anne J. King
2134 Kidd Road
Nolensville, TN 37135