RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Larry Ferrell and Mendell Ferrell

GRANTEE(s)
Chan McCullough

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: 11/13/08 08:35 2 pgs
Fees:13.00 Taxes:518.00
20081113-0112191

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 13, 2006 and recorded April 17, 2006, as Instrument No. 20060417-0042878 in the Register's Office of Davidson County, Tennessee, Larry Ferrell and Mendell Ferrell conveyed to B Adkins, as Trustee for Citifinancial Services, 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 September 11, 2008 as Instrument No. 20080911-0092828 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 8, 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 Chan McCullough, at and for the sum of $126,000.00, 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 Chan McCullough 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 Chan McCullough, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TN, AS MORE FULLY DESCRIBED IN INSTRUMENT NO. 20040212-0017058 ID# 118-01-443, BEING KNOWN AND DESIGNATED AS LOT NO. 3 PLAN OF MONTROSE, A RESUBDIVISION OF PART OF LOT 13, FILED IN BOOK 3842 AT PAGE 223. BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE QUITCLAIM DEED FROM MENDELL HODGE, N/K/A MENDELL FERRELL TO MENDELL FERRELL AND LARRY FERRELL, DATED 02/04/2004 RECORDED ON 02/12/2004 IN INSTRUMENT NO. 20040212-0017058, IN DAVIDSON COUNTY RECORDS, STATE OF TN.

Commonly known as: 888 Montrose Avenue, Nashville, Tennessee 37204.

Tax Parcel No.: 118 01 0 443.00

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 Chan McCullough, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 9 day of Oct, 2008

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 9 day of Oct, 2008.

Lena M. Drennan
Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP. 08/10/11

JM $140,000 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 ~~$126,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chan McCullough
905 Travelers Ct
Nashville, TN 37220

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, CHAN McCULLOUGH, 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 NASHVILLE this 8 day of NOV, 2008.

Notary Public

My Commission Expires: 9-3-12

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

JONATHAN L. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012