RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jacqueline Vester and Valerie Vester

GRANTEE(s)
Eric Sox

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 12:51 2 pgs
Fees:13.00 Taxes:536.50
20081113-0112354

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 28, 2005 and recorded May 6, 2005, as Instrument No. 20050506-0051600 in the Register's Office of Davidson County, Tennessee, Jacqueline Vester and Valerie Vester conveyed to Advanta Title & Escrow, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Ownit Mortgage Solutions, Inc., and Ownit Mortgage Solutions, Inc.'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 **AARON SQUYRES** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on March 28, 2008 as Instrument No. 20080328-0031401 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 29, 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 Eric Sox, at and for the sum of $108,001.00, 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 Eric Sox 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 Eric Sox, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being known as Parcel 409, Map 105-5, Davidson County property maps, and being further described according to a copy of a survey thereof by Donald T. Poole, Surveyor, October 28, 1982, as follows: Commencing at the northwesterly right-of-way intersection of Wade Avenue and Tenth Avenue South, thence with the northerly right-of-way of Wade Avenue, westerly 201.75 feet to an iron pin being the point of beginning, thence with the northerly right-of-way of Wade Avenue, westerly, 40.00 feet to the corner of a rock wall and the back of the sidewalk, thence, leaving the northerly right-of-way of Wade Avenue and running northerly and parallel to the right-of-way of Tenth Avenue South, 150.00 feet to a nail in an alley, thence, with the southerly margin of said alley easterly and parallel to the right-of-way of Wade Avenue, 40.00 feet to an iron pin, thence, southerly and parallel to the right-of-way of Tenth Avenue South 150.00 feet to the point of beginning and containing 0.138 acres, more or less.

Being the same property conveyed to Valerie Vester and Jacqueline Vester, by deed of record in Instrument No. 20001102-0108762, Register's Office for Davidson County, Tennessee.

Commonly known as: 1008 Wade Avenue, Nashville, Tennessee 37203.

Tax Parcel No.: 105 05 0 409.00

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 Eric Sox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 30 day of Oct, 2008.

Matthew Smith, 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, Matthew Smith, 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 30 day of Oct, 2008.

Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

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 $108,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric Sox

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Eric Sox, 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, TN this 10th day of November, 2008.

Notary Public

My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eric Sox
7051 Highway 70 South 315
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 145,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF NOV., 20 08

Deputy Register

W&A No. 870-134613