RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Ronnie Lee Willms a/k/a Ronnie Willms and Kimberley Diane Willms a/k/a Kimberley Willms

GRANTEE(s)
JPMorgan Chase Bank, National Association, as Trustee

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: 11/21/08 13:24 2 pgs
Fees:13.00 Taxes:643.49
20081121-0114679

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 31, 2005 and recorded November 9, 2005, as Instrument No. 20051109-0135921 in the Register's Office of Davidson County, Tennessee, Ronnie Lee Willms a/k/a Ronnie Willms and Kimberley Diane Willms a/k/a Kimberley Willms conveyed to Tonya Esquibel, as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC 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 **DEANNA DORROUGH** as Co-Trustee by instrument of record recorded on November 3, 2008 as Instrument No. 20081103-0109174 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 November 19, 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 JPMorgan Chase Bank, National Association, as Trustee, at and for the sum of $173,915.01, 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 JPMorgan Chase Bank, National Association, as Trustee 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 JPMorgan Chase Bank, National Association, as Trustee, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 414 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for the Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 41 percent interest in the Common Elements of the Bristol on Broadway Condominium. Together with one parking stall #134. Being a portion of the property conveyed to Bristol on Broadway, L.P., a Tennessee Limited Partnership, from The Joseph B. Knowes Trust Fund acting by and through Senior Citizens, Inc. as Trustee, by Special Warranty Deed dated 3/11/03 and recorded 3/11/03 under Instrument No. 20030313-0033747 in the Office of the Davidson County Recorder. Address: 1803 Broadway #414, Nashville, TN 37203 PIN: 092-16-0-D-414.00 CO And being further conveyed to Ronnie Willms and wife, Kimberly Diane Willms, by Warranty Deed recorded simultaneously herein Instrument No. 20051109-0135920.

Commonly known as: 1803 Broadway Unit 414, Nashville, Tennessee 37203.

Tax Parcel No.: 092160D 41400C0

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 JPMorgan Chase Bank, National Association, as Trustee, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 20 day of NOV, 08.

Deanna Dorrough, 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, Deanna Dorrough, 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 20 day of NOV, 08.

Notary Seal present,
but could not be reproduced

Notary Public

My Commission Expires: _____

Bill Garrett
Davidson County Register of Deeds

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 $173,915.01, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Deanna Dorrough
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, Deanna Dorrough, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 20 day of NOV, 08.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JPMorgan Chase Bank, National Association, as Trustee
909 Hidden Ridge Dr., Suite 200
P. O. Box 141358 - ZIP 75014-1358
Irving, TX 75038

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds