RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Christine K. Hildebrand and Robert C. Hildebrand

GRANTEE(s)
Wells Fargo Financial Tennessee 1, LLC.

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: 12/01/08 14:25 2 pgs
Fees:13.00 Taxes:229.40
20081201-0116365

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 8, 2006 and recorded September 12, 2006, as Instrument No. 20060912-0112889 in the Register's Office of Davidson County, Tennessee, Christine K. Hildebrand and Robert C. Hildebrand conveyed to Wyatt Pollert, as Trustee for Wells Fargo Financial Tennessee 1, LLC, 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on November 10, 2008 as Instrument No. 200811100111182 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 12, 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 Wells Fargo Financial Tennessee 1, LLC., at and for the sum of $62,000.00, 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 Wells Fargo Financial Tennessee 1, LLC. 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 Wells Fargo Financial Tennessee 1, LLC., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

All that certain property situated in the county of Davidson, and state of Tennessee, being described as follows:

Land in Davdison County, Tennessee, being lot no. 10, Block E, on the Place of Madison Park, being the revised plan of Power & Roth Subdivision, of record in book 843, page 7, said register's office.

Said lot no. 10 fronts 50 feet on the easterly margin of Gallavista Avenue and extends back between parallel lines 200 feet to a line in the rear, measuring 50 feet thereon.

Being the property conveyed in warranty deed from Kenneth A. Franz and spouse, Sandra J. Franz to Christine K. Hildebrand and spouse, Robert C. Hildebrand, dated 10/08/1998, recorded 10/12/1998, in deed book 11152, page 462, in the register's office for Davidson County, Tennessee.

Commonly known as: 839 Gallavista Avenue, Madison, Tennessee 37115.

Tax Parcel No.: 05205001500

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 Wells Fargo Financial Tennessee 1, LLC., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 13 day of Nov, 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 13 day of Nov, 2008.

Lena M. Drennan
Notary Public

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

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 $62,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LittleRock this 13 day of Nov, 2008.

Lena M. Drennan
Notary Public

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Financial Tennessee 1, LLC.
3476 Stateview
Fort Mill, SC 29715