SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $622,762.59.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 3rd day of April, 2009.

Notary Public

My commission expires: 9/9/18

BILL GARRETT, Davidson County
Trans:T20090023535 DEEDTRS
Recvd: 04/08/09 14:19 3 pgs
Fees:18.00 Taxes:2304.22
20090408-0032210

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
Central Mortgage Company
801 John Barrow, Suite 1
Little Rock, AR 72205

Send Tax Bills To:
Central Mortgage Company
801 John Barrow, Suite 1
Little Rock, AR 72205

Map-Parcel Nos.
Parcel No.: 52-09-32.00

WHEREAS, Marion R. Ambrose and Cardinal Ambrose, by Deed of Trust (the "Deed of Trust") dated April 28, 2005, of record as Instrument No. 20050518-0055984, in the Register's office for Davidson County, Tennessee, conveyed to Rudy Title, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to NBank, N.A.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20090130-0008262 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. newspaper on March 13, 2009; March 20, 2009 and March 27, 2009; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Register of Deeds at the Gaylord Entertainment Center located at 501 Broadway in Nashville, Tennessee, at 11:00 a.m. on April 3, 2009, and Central Mortgage Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Six Hundred Twenty Two Thousand Seven Hundred Sixty Two Dollars and Fifty Nine Cents ($622,762.59).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Madison, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 1029 Falls Avenue, Madison, Tennessee 37115

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3rd day of April, 2009 at 11:44 a.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 3rd day of April, 2009 at 11:50 a.m. CDT.

My commission expires: 9/9/18

Notary Public

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

Exhibit "A"

Land in Davidson County, Tennessee, being Lot no. 1 on the map of Montague Falls, Chas. U. Coggin's subdivision of part of Tract No. 18 in the Plan of Montague as of record in book 421 Page 166, Register's Office for said county, described as follows:

Beginning at a point in the easterly margin of a private driveway, being the southwesterly corner of Lot no. 2 in said plan; running thence southerly with the easterly margin of said private driveway 115 feet to a point in the northerly margin of a five foot strip of land between said driveway and the northerly margin of East Palestine Blvd.; thence southerly 5 feet to a point in the northerly margin of East Palestine Blvd.; thence easterly with the northerly margin of East Palestine Blvd. 320 feet, more or less, to the low water mark of the Cumberland River; thence up said river, with the low water mark 120 feet; thence westerly with the line of said Lot no. 2 in said plan 320 feet, more or less, to the beginning.

Being the same property conveyed to Marion R. Ambrose and Cardinal M. Ambrose, husband and wife by Assumption Warranty Deed from Peter M. Greene, a married man and Laura M. Greene, his wife, recorded the 9th day of December, 1998 in Deed Book 11244, Page 260, in the Register's Office of Davidson County, Tennessee.