RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jimmy L. Skelton and Vada Skelton

GRANTEE(s)
James Roberts

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

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090044034 DEEDTRS
Recvd: 07/01/09 10:51 2 pgs
Fees:13.00 Taxes:310.09
20090701-0061299

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 26, 2005 and recorded September 6, 2005, as Instrument No. 20050906-0106853 in the Register's Office of Davidson County, Tennessee, Jimmy L. Skelton and Vada Skelton conveyed to Arnold M Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for WMC Mortgage Corp. and WMC Mortgage Corp.'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 **SHELLIE WALLACE** as Successor Trustee by instrument of record recorded on June 5, 2009 as Instrument No. 20090605-0052062 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 June 17, 2009 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 James Roberts, at and for the sum of $143,809.00, 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 James Roberts 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 James Roberts, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land located in Davidson County Tennessee, described as follows, to wit: Being a lot Number 98 the map of Section One, Southlake as of record in Book 2003 Page 58 Register's Office for said County. Being Lot Number 98 fronts 88.5 feet on the south side of Elkmont Drive and runs back between lines 111.6 feet on the east line and 118.5 feet on the west line on the rear on which it measures 89.1 feet to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Jimmy L. Skelton and Vada Skelton by Warranty Deed recorded September 6, 2005 , as Instrument No. 20050906-0106852, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 151 Elkmont Drive, Nashville, Tennessee 37211.
>
> Tax Parcel No.: 133 030 043.00

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 James Roberts, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 19 day of June, 09.

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 Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 19 day of June, 09.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 33,809

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF July 20 09

Deputy Register

'ORM FOR OATH

consideration for this transfer or value of the property transferred, ıount is equal to or greater than the amount which the property y sale.

James Roberts

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Roberts
201 Thompson Ln.
Suite 200
Nashville, TN 37211