RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Melissa M. Priest

GRANTEE(s)
Chris Thoeny

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

BILL GARRETT, Davidson County
Trans:T20090054705 DEEDTRS
Recvd: 08/11/09 09:26 2 pgs
Fees:13.00 Taxes:518.00
20090811-0075447

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 25, 2004 and recorded September 7, 2004, as Instrument No. 20040907-0108036 in the Register's Office of Davidson County, Tennessee, Melissa Priest conveyed to Wesley D. Turner, as Trustee for Ameriquest Mortgage Company, 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 26, 2009 as Instrument No. 20090626-0059397 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; said advertisement began on June 22, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on July 15, 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 Chris Thoeny, at and for the sum of $140,000.00, 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 Chris Thoeny 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 Chris Thoeny, 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 Lot No. 313 on the Plan of Traceside Section Seven of record in Book 9700, page 423, to which Plan reference is made for complete description thereof
>
> Being the same property conveyed to Melissa M. Priest by Warranty Deed recorded June 2, 2000 , as Instrument No. 200006020055240, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 5121 Traceway Drive, Nashville, Tennessee 37221.
>
> Tax Parcel No.: 155 160A 201.00

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 Chris Thoeny, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 23 day of July, 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 23 day of July, 09.

Melissa G. Peresko
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 $$140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chris Thoeny

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 11th day of August, 2009.

L. Chandler, Dep. Reg
~~Notary Public~~

~~My Commission Expires~~: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chris Thoeny
1017 16th Avenue South
Nashville, TN 37212