RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Robert Lambert and Lesley Lambert

GRANTEE(s)
William M. Coats

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:T20090057395 DEEDTRS
Recvd: 08/21/09 12:56 2 pgs
Fees:13.00 Taxes:281.20
20090821-0078886

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 2, 2006 and recorded March 6, 2006, as Instrument No. 20060306-0025785 in the Register's Office of Davidson County, Tennessee, Robert Lambert and Lesley Lambert conveyed to Belle Meade Title, as Trustee for New Century Mortgage Corporation, 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 June 16, 2008 as Instrument No. 20080616-0061372 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 September 24, 2008 at the Davidson County Courthouse 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 William M. Coats, at and for the sum of $76,000.00, 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 William M. Coats 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 William M. Coats, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

The land referred to in this Commitment is described as follows: Being part of Lot B-6 and B-7 on the Plan of Tamble Subdivision, of record in Book 974, page 31, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the north margin of Homestead Road, 60 feet westerly from the common corner of Lots B-6 and B-7, this being the southeast corner of the property conveyed to John Edward Haskins and wife, of record in Book 2702, page 209; thence with Haskins easterly line N 3 deg. E 190 feet to a point; Haskins northeast corner; thence with Haskins northerly line S 89 deg. 32 min. W, 75 feet to an iron pin on the east line of Ernest V. Lee's lot; as conveyed by deed of record in Book 1849, Page 557, said Register's Office; thence with Lee's easterly line along a fence N 3 deg. E, 337.2 feet to a corner post; thence N 89 deg. 51 min. E, 169.9 feet to a point in the West line of Lot of Fred C. Young; thence with Young's line, along a fence S 2 deg. 38 min. E, 426.6 feet to an iron pin in the north margin of Homestead Road; thence with the margin of the same, westerly 137.4 feet to the point of beginning. Less and except that portion conveyed to the State of Tennessee of record in Book 1341, Page 347 and in Book 3766, Page 537, said Register's Office. Being the same property conveyed to Robert Lambert, a married person, by Warranty Deed from William M. Coats of record in Instrument Number 200603060025784, said Register's Office for Davidson County, Tennessee.

Commonly known as: 333 Homestead Road, Nashville, Tennessee 37207.

Tax Parcel No.: 060040004.00

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 William M. Coats, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 20th day of Oct 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 20th day of Oct, 2008.

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 $76,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William M Coats
William M. Coats

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, William M. Coats, 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 Nashville, TN this 13th day of August, 2009.

Ryan Hunter Alsup
Notary Public

My Commission Expires: My Commission Expires 01/09/2012

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William M. Coats
310 Homestead Road
Nashville, TN 37207

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY