RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Ruth M. Gardner

GRANTEE(s)
Jeff Kendig

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:T20090063063 DEEDTRS
Recvd: 09/15/09 11:25 2 pgs
Fees:13.00 Taxes:135.05
20090915-0086083

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 17, 2007 and recorded September 21, 2007, as Instrument No. 20070921-0112850 in the Register's Office of Davidson County, Tennessee, Ruth M Gardner conveyed to Brandon G. Polito, 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 August 10, 2009 as Instrument No. 20090810-0074786 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 July 30, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 26, 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 Jeff Kendig, at and for the sum of $36,500.00, 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 Jeff Kendig 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 Jeff Kendig, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

The following land located in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of L.H. Davis Subdivision of Lot 41, in the Clifton Plan as of record in Plat Book 57, page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Subject to all matters of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictions, and covenants of record, if any.

Being the same property conveyed to Ruth M. Gardner by Warranty Deed recorded June 28, 2001 , as Instrument No. 20010628-0068649, Register's Office for Davidson County, Tennessee.

Commonly known as: 1022 43rd Avenue North, Nashville, Tennessee 37209.

Tax Parcel No.: 091-08-0-077.00

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 Jeff Kendig, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 8 day of September, 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 8 day of September 09.

NOTARY PUBLIC-ARKANSAS LAUREN DABOUS No. 12366534 COMM. EXP. 6-25-2018 PULASKI COUNTY

Lauren Dabous
Notary Public

My Commission Expires: 6.25.18

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 $$36,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeff Kendig

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:
Jeff Kendig
1143 Old Hickory Blvd.
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 36500

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Sept., 20 09

Deputy Register