RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kimberly S. Cratty

GRANTEE(s)
Eric Sox

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:T20090072224 DEEDTRS
Recvd: 10/23/09 11:09 2 pgs
Fees:13.00 Taxes:294.15
20091023-0098107

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 19, 2002 and recorded January 2, 2003, as Instrument No. 20030102-0000776 in the Register's Office of Davidson County, Tennessee, Kimberly S. Howden aka Kimberly Manning aka Kimberly S. Cratty and Bobbie Manning conveyed to Arnold M. Weiss, Esq., 208 Adams Avenue, Memphis, TN 38103, as Trustee for Wells Fargo Home Mortgage, Inc.
, 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. 20090810-0075210 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 September 17, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on October 14, 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 Eric Sox, at and for the sum of $79,500.00, 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 Eric Sox 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 Eric Sox, 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. 9 on the Plan of a subdivision of Lot Numbers 3 and 4 of East Nashville Golf Club property of record in Plat Book 547, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kimberly S. Cratty by Warranty Deed recorded August 10, 1999 , at Book 11612, Page 778, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1406 Jakes Avenue, Nashville, Tennessee 37216.
>
> Tax Parcel No.: 07203024500

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 Eric Sox, and unto its successors and assigns.

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

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 $$79,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric Sox

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $79,500
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF Oct. 20 09
Deputy Register

Personally a[ppeared before me, a Notary Public of the state and county aforesaid, duly commissioned and] qualified, _____ [with whom I am personally acquainted, and whom acknowledged that such] person executed the w[ithin 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:
Eric Sox
7051 Hwy 70 S #315
Nashville, TN 37221