RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Shante Guy

GRANTEE(s)
Mark and JoAnne King

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:T20090078234 DEEDTRS
Recvd: 11/17/09 13:56 2 pgs
Fees:13.00 Taxes:200.54
20091117-0105878

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 7, 2006 and recorded December 14, 2006, as Instrument No. 20061214-0154448 in the Register's Office of Davidson County, Tennessee, Shante Guy conveyed to Prestige Title, as Trustee for Mortgage Electronic Registration Systems Inc. a seperate corporation acting soley as a nominee for FMF Capital LLC and FMF Capital LLC'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 October 12, 2009 as Instrument No. 20091012-0094445 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 October 8, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on November 4, 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 Mark and JoAnne King, at and for the sum of $30,609.00, 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 Mark and JoAnne King 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 Mark and JoAnne King, 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 Unit 88, Hickory Glade, Phase 2, as shown on plat of record in Plat Book 6900, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Shante Guy by Quitclaim deed recorded June 3, 2005, as Instrument No. 20050603-0063220, Register's Office for Davidson County, Tennessee.

Commonly known as: 470 Hickory Glade Drive, Antioch, Tennessee 37013

Tax Parcel No.: 162 01 0C 088.00

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 Mark and JoAnne King, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 16 day of NOV 09.

Shellie Wallace

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 10 day of NOV 09.

Notary Public

My Commission Expires: MISTY M. SOBANSKI Notary Public-Arkansas Faulkner County My Commission Expires 06-03-2015

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 $30,609.00. which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark and JoAnne King

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:
Mark and JoAnne King
2134 Kidd Road
Nolenville, TN 37135

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 54,200

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Nov., 2009

Deputy Register