RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Viraphonh Dewaratanawanich and Pat Dewaratanawanich

GRANTEE(s)
James Laborg

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:T20090079187 DEEDTRS
Recvd: 11/20/09 13:02 2 pgs
Fees:13.00 Taxes:166.50
20091120-0107032

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 11, 2003 and recorded August 25, 2003, as Instrument No. 20030825-0122854 in the Register's Office of Davidson County, Tennessee, Viraphonh Dewaratanawanich a/k/a Veingphet and Pat Dewaratanawanich conveyed to Arnold M. Weiss, Esq. of Shelby County 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 October 9, 2009 as Instrument No. 200910090094356 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 1, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on October 28, 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 James Laborg, at and for the sum of $45,001.00, 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 James Laborg 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 James Laborg, 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. 16, on the plan of Herbert Heights, Section 2, of record in Book 3500, Page 83, said Register's Office, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Viraphonh Dewaratanawanich and Pat Dewaratanawanich by Warranty Deed recorded December 19, 1990 , at Book 8259, Page 969 and re-recorded on January 14, 1991, at Book 8275, Page 253, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 356 Fox Glove Drive #A, Nashville, Tennessee 37211.
>
> Tax Parcel No.: 133 15 071.00

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 James Laborg, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this

28th day of October, 2009.

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 28th day of October 2009.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $$45,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Laborg

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, James Laborg, 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 20th this Nov day of 2009.

CHRISTY RAWLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2011

Notary Public

My Commission Expires: 7-5-11

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Laborg

REGISTER OF DEEDS SEAL ROBERTSON COUNTY TENNESSEE

STATE OF TENNESSEE, ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $45,001.00 which amount is equal to or greater than the amount which the property transferred would commend at a fair voluntary sale. Affiant:
Subscribed and sworn to before me this the 20 day of Nov., 2009

Frankie Fletcher
Frankie Fletcher, Register of Deeds