RETURN TO
ROBERT [illegible] ATTORNEY

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Justin T. Randall and Jenna Randall

GRANTEE(s)
Jason Dodge and Brandon McDonald as Joint Tenants with rights of survivorship

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:T20100004376 DEEDTRS
Recvd: 01/22/10 11:15 2 pgs
Fees:13.00 Taxes:455.10
20100122-0005689

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 23, 2004 and recorded February 8, 2005, as Instrument No. 20050208-0014427 in the Register's Office of Davidson County, Tennessee, Justin T. Randall and Jenna Randall conveyed to B. Polito, as Trustee for Wells Fargo Financial Tennessee, 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 December 28, 2009 as Instrument No. 200912280117544 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 November 30, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on January 6, 2010 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 Jason Dodge and Brandon McDonald as Joint Tenants with rights of suvivorship, at and for the sum of $123,000.00, 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 Jason Dodge and Brandon McDonald as Joint Tenants with rights of survivorship 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 Jason Dodge and Brandon McDonald as Joint Tenants with rights of survivorship, 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. 40 on the Plan of Brook Meade Addition, Section II, as of record in Book 2663, page 59, Register's Office for said County.

Said Lot fronts 149 feet on the westerly side of Rodney Drive and extends back 264.8 feet on the northerly line and 271 feet on the southerly line, to a dead line, and measuring 150 feet thereon.

Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Being the same property conveyed to Justin T. Randall and wife, Jenna Randall by Warranty Deed recorded April 8, 1999, at Book 11424, Page 349, Register's Office for Davidson County, Tennessee.

Commonly known as: 915 Rodney Drive, Nashville, Tennessee 37205.

Tax Parcel No.: 115 01 0 012.00

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 Jason Dodge and Brandon McDonald as Joint Tenants with rights of, and unto its successors and assigns.

IN WITNESS WHEREOF, the ~~said~~ Co-Trustee has hereunto set his or her hand and seal this 15 day of Jan, 10.

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 15 day of Jan, 10.

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 $123,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jason Dodge

Brandon McDonald as Joint Tenants with rights of survivorship

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Jason Dodge + Brandon McDonald, 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 20th day of January, 2010.

Notary Public

My Commission Expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jason Dodge and Brandon McDonald as Joint Tenants with rights of suvivorship

5050 Dovecote Drive
Nashville, TN 37220