RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Justin Greene a/k/a Justin W. Greene

GRANTEE(s)
Maria Johnson

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:T20100010818 DEEDTRS
Recvd: 02/24/10 09:29 2 pgs
Fees:13.00 Taxes:321.53
20100224-0013906

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 27, 2005 and recorded June 2, 2005, as Instrument No. 20050602-0062678 in the Register's Office of Davidson County, Tennessee, Justin Greene a/k/a Justin W. Greene conveyed to Victor Hazelwood, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Michigan Fidelity Acceptance Corp dba Franklin Mortgage Funding, Inc. and Michigan Fidelity Acceptance Corp dba Franklin Mortgage Funding, Inc.'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 **AARON SQUYRES** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on November 26, 2007 as Instrument No. 20071126-0136840 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 of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on December 12, 2007 at the SOMMET CENTER, 501 BROADWAY 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 Maria Johnson, at and for the sum of $86,900.00, 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 Maria Johnson 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 Maria Johnson, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot No. 107 on the Plan of Dodson Heights, as of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Justin W. Greene, by of record in Book 20050602-0062677 Page____ Register's Office for Davidson County, Tennessee.

Parcel # 0860200-1700

Commonly known as: 6010 Cortez Court, Hermitage, Tennessee 37076.

Tax Parcel No.: 08602001700

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 Maria Johnson, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 12 day of Dec, 07.

Matthew Smith, Co-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, Matthew Smith, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 12 day of Dec, 07.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF 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 $86,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria Johnson

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Maria Johnson, 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 15 day of Apr., 2008.

Notary Public

My Commission Expires: 02/23/2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Maria Johnson
1007 Baker Rd.
Smyrna, TN 37167

NOTARY PUBLIC
RUTHERFORD COUNTY, TN
My Commission Expires JAN. 23, 2011