TRUSTEE'S DEED

DEEDED TO:
Neil David Jackson
204 Samuel Court
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
American Escrow Service Inc.
P.O. Box 331491
Murfreesboro, Tennessee 37133
(615)893-9581
FAX (615)893-9581

BILL GARRETT, Davidson County
Trans:T20100013112 DEEDTRS
Recvd: 03/04/10 14:42 2 pgs
Fees:13.00 Taxes:429.20
20100304-0016825

SEND TAX BILLS TO:
Neil David Jackson
204 Samuel Court
Hermitage, Tennessee 37076

Map-Parcel Numbers
Map 75-4
Parcel 77
608 Frankfort Drive
Hermitage, Tennessee 37076

WHEREAS, on the 11th day of July, 2008, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by Steve Michael Woods and wife, Karen Sue Woods, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of One Hundred Thirty-three Thousand Five Hundred and 00\100 dollars ($133,500.00) principal and all future principal advances under the covenants of the Deed of Trust and interest at Seven and 50\100 (7.50%) per annum on the unpaid balance, said Deed of Trust is recorded in Instrument 20080715-0072479, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Deed of Trust by Instrument 20080715-0072479, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely December 18th, December 25th, 2009 and January 1st, 2010 in The Davidson AM Edition of The Tennessean, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

Pursuant to said advertisement, on January 11th, 2010 at 11:00 o'clock a.m. at the front door of the Davidson County Register of Deeds, Suite 501, Broadway, Nashville, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities, as provided in said Deed of Trust, and subject to the mortgage liens expressly stated in the Deed of Trust, at which time Neil David Jackson, 204 Samuel Court, Hermitage, Tennessee 37076, submitted the highest bid in the amount of One Hundred Sixteen Thousand and 00\100 Dollars ($116,000.00), and,

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to Neil David Jackson, 204 Samuel Court, Hermitage, Tennessee 37076, his successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 310 on the plan of Tulip Grove Subdivision, Section 5, as recorded in Book 4175, page 71, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> BEING the same property conveyed to Steve Michael Woods and wife Karen Sue Woods by Warranty Deed from The Dorothy M. Jackson Revocable Living Trust, of record in Instrument No. 20080715-0072478, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to Neil David Jackson, 204 Samuel Court, Hermitage, Tennessee 37076, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Murfreesboro, Tennessee this 1st day of March, 2010.

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Donald R. O'Guin, Sr., the Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 1st day of March, 2010.

Wendie Mendoza
Notary Public

WENDIE L. MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: Nov 20, 2011

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is One Hundred Sixteen Thousand and 00\100 Dollars ($116,000.00).

Affiant, Donald R. O'Guin, Sr., Trustee

Subscribed and sworn to before me, this the 1st day of March, 2010.

Wendie Mendoza
Notary Public

WENDIE L. MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: Nov 20, 2011

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is One Hundred Sixteen and 00\100 Dollars ($116,000.00).