RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Chantal Soudant and Akos Kosik

GRANTEE(s)
Mark 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:T20100020765 DEEDTRS
Recvd: 04/08/10 11:06 2 pgs
Fees:13.00 Taxes:320.05
20100408-0026620

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 25, 2004 and recorded September 1, 2004, as Instrument No. 20040901-0106093 in the Register's Office of Davidson County, Tennessee, Akos Kosik and Chantal Soudant conveyed to Rudy Title & Escrow, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Allstate Home Loans, Inc. dba Allstate Funding and Allstate Home Loans, Inc. dba Allstate Funding'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 and **MARIA NEUMANN** as Co-Trustee by instrument of record recorded on December 14, 2009 as Instrument No. 20091214-0113872 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 March 4, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on March 31, 2010 at the Westview 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 King, at and for the sum of $86,500.00, 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 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 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 Lot no 113, on the plan of the Electric Car Comppany's 40 Acres of land, called the United Electric RY, Plan of record in Plat book 161, page 8, said Register's Office. Being the same property conveyed to grantor(s) by deed recorded simultaneously herewith in book, page or instrument number 200409010106092 Registers Office for Said County.
>
> Being the same property conveyed to Chantal Soudant and Akos Kosik by Warranty Deed recorded September 1, 2004 , as Instrument No. 20040901-0106092, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1903 Eastside Avenue, Nashville, Tennessee 37206.
>
> Tax Parcel No.: 09402176.00

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 King, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 31 day of March, 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 31 day of March, 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 $$86,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark King

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Mark King, 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 Nolensville TN this 8th day of April, 2010.

Notary Public

My Commission Expires: 01/14/2013

WENDY R DUKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mark King
2134 Kidd Rd.
Nolensville, TN 37135