RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Karen M. Moore

GRANTEE(s)
J. Seth Jennings

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

Davidson County DEEDTRS
Recvd: 04/27/10 10:17 3 pgs
Fees:18.00 Taxes:524.02
20100427-0031727

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 8, 2002 and recorded November 12, 2002, as Instrument No. 20021112-0139705 in the Register's Office of Davidson County, Tennessee, Karen M. Moore conveyed to Gregg S. Murphy, a resident of Williamson County, as Trustee for Columbia National, Incorporated, 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 March 26, 2010 as Instrument No. 20021112-0139705 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 1, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on April 21, 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 J. Seth Jennings, at and for the sum of $141,626.23, 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 J. Seth Jennings 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 J. Seth Jennings, 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 Lots Nos. 63 and 64 in M. N. Young's Inglewood Annex, a resubdivision of Lots 1, 2, 3 and 4 of Williams 31 acre tract, of record in Book 547, page 197, Registers Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 50 feet 2 inches on the southerly side of Norvel Avenue and runs back 133 feet 10 inches on its easterly line and 135 feet 11 inches on its westerly line, to a dead line on which it measures 50 feet 1 inch.

Said Lot No. 64 fronts 50 feet 2 inches on the southerly side of Norvel Avenue and runs back 138 feet on its westerly line being the easterly margin of B street; and 135 feet 11 inches on its easterly line, to a dead line on which it measures 50 feet 1 inch.

Being the same property conveyed to Karen M. Moore by Warranty Deed recorded November 12, 2002 , as Instrument No. 20021112-0139704, Register's Office for Davidson County, Tennessee.

Commonly known as: 1300 Norvel Avenue, Nashville, Tennessee 37216-2510.

Tax Parcel No.: 06115024900

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 J. Seth Jennings, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 21 day of April, 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 21 day of April, 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 $$141,626.23, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. Seth Jennings

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, J. Seth Jennings, 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 23 day of April, 2010.

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 4-15-12

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
J. Seth Jennings / 140 Gale Lane #123
Nashville, TN. 37204
FHA No. 483-3182180

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4/15/12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Seal)