RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Phyllis Sales

GRANTEE(s)
Danielle Dubetz and Marcia Millican

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 146,600
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28 DAY OF April 20 10
B. Wells
Deputy Register

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 9, 2004 and recorded January 15, 2004, as Instrument No. 20040115-0006215 in the Register's Office of Davidson County, Tennessee, Edith Spratt and Phyllis Sales conveyed to Daniel L. Wischhof, as Trustee for National City Mortgage Co., 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 by instrument of record recorded on April 12, 2010 as Instrument No. 20100412-0027215 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 26, 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 Danielle Dubetz and Marcia Millican, at and for the sum of $118,705.06, 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 Danielle Dubetz and Marcia Millican 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 Danielle Dubetz and Marcia Millican, 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 Number 13 on the Plan of Dry Creek Pointe, Section One, as of record in Book 7900, page 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Phyllis Sales by Quitclaim deed recorded November 16, 2006 , as Instrument No. 20061116-0142432, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 207 Dry Creek Pointe Court, Goodlettsville, Tennessee 37072.
>
> Tax Parcel No.: 033040B01300CO

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 Danielle Dubetz and Marcia Millican, and unto its successors and assigns.

PICK-UP

BILL GARRETT, Davidson County
Trans:T20100025350 DEEDTRS
Recvd: 04/28/10 12:36 2 pgs
Fees:13.00 Taxes:542.42
20100428-0032265

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 21 day of Apr, 2010.

S Wallace

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 Apr, 2010.

Lena M. Drennan

Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

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 $$118,705.06, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Danielle Dubetz

Marcia Millican

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Danielle Dubetz and Marcia Millican