RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Harold T. Theodore Hellegaard and Katharine J. Hellegaard

GRANTEE(s)
Capital Journey LLC.

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:T20100027885 DEEDTRS
Recvd: 05/10/10 13:25 2 pgs
Fees:13.00 Taxes:289.53
20100510-0035678

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 31, 2003 and recorded October 24, 2003, as Instrument No. 20031024-0157416 in the Register's Office of Davidson County, Tennessee, Harold T. Hellegaard and Katharine J. Hellegaard conveyed to Arnold M. Weiss, Esq., 208 Adams Avenue, Memphis, TN 38103, as Trustee for Wells Fargo Home Mortgage, Inc., 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 22, 2010 as Instrument No. 201003220021006 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 March 24, 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 Capital Journey LLC., at and for the sum of $48,250.00, 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 Capital Journey LLC. 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 Capital Journey LLC., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Merry Oaks, of record in Plat Book 1835, Page 68, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Harold T. Theodore Hellegaard and Katharine J. Hellegaard by Warranty Deed recorded , , at Book 9049, Page 147, Register's Office for Davidson County, Tennessee.

Commonly known as: 2311 Cloverdale Road, Nashville, Tennessee 37214.

Tax Parcel No.: 095 11 030.01

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 Capital Journey LLC., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 22 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 22 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 $$18,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 18,250
Sarah Evans
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May 20 10
Brandi Wells
Deputy Register

Capital Journey LLC.

EDGMENT

STATE

COUNTY OF _____

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:
Capital Journey LLC.
201 Thompson Lane Suite 200
Nashville, TN 37211