SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20100032997 DEEDTRS
Recvd: 06/01/10 16:07 3 pgs
Fees:18.00 Taxes:625.56
20100601-0042114

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $169,070.57.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 7th day of May, 2010.

ASHLEY NEUMANY
MY COMMISSION # 12376568
EXPIRES: May 10, 2020
Pulaski County

Notary Public

My commission expires: 5/10/20

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Central Mortgage Company	Central Mortgage Company	Parcel No.: 92-13-52.00
801 John Barrow, Suite 1	801 John Barrow, Suite 1	
Little Rock, AR 72205	Little Rock, AR 72205	

WHEREAS, Anne Leon Pruett, by Deed of Trust (the "Deed of Trust") dated September 29, 2006, of record as Instrument No. 20061011-0126159, in the Register's office for Davidson County, Tennessee, conveyed to Peter C. Ensign, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to American Mortgage Network, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20100401-0024283 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. newspaper on April 16, 2010; April 23, 2010; and April 30, 2010.; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Bridgestone Arena located at 501 Broadway in Nashville, Tennessee, at 11:00 a.m. on May 7, 2010, and Central Mortgage Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Sixty Nine Thousand Seventy Dollars and Fifty Seven Cents ($169,070.57).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 12 of Block No. 8 on the plan of Charlotte Park 2nd Addition to Nashville, as of record in Book 57, Pages 160-161, Register's Office for Davidson County, Tennessee, by which reference if hereby made for a more complete description.
>
> Being all the same property conveyed to John Martin dated September 4, 2002 from Tommy Mitchell, of record as Instrument No. 20030716-0099669, re-recorded as Instrument No. 20030814-0117077, Register's Office of said county. Being further conveyed to Bernard Kiesel, Warranty Deed dated January 4, 2005 from John Martin and wife, Betty Martin, of record as Instrument No. 20050209-0015255, Register's Office of said county. Being further conveyed to B K One Properties, LLC, by Quitclaim Deed dated July 1, 2005 from Bernard Kiesel, a married man, of record as Instrument No. 20050701-0076038, Register's Office of said county. Being further conveyed to Bernard Kiesel, a married man, by Quitclaim Deed dated March 13, 2006 from B K One Properties, LLC, of record as Instrument No. 20060313-0028647, Register's Office of said county.
>
> This is improved property known as: 3724 Park Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

7th IN WITNESS WHEREOF, the undersigned has executed this instrument on the 7th day of May, 2010 at 4:07 p.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 7th day of May, 2010 at 4:08 p.m. CST.

My commission expires: 5/10/20

Ashley Neumany
Notary Public

ASHLEY NEUMANY
MY COMMISSION # 12376568
EXPIRES: May 10, 2020
Pulaski County