**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**William Roy Stalnaker and Brenda Gail Stalnaker**

**GRANTEE(s)**
**Guy Skinny, 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:T20100035185 DEEDTRS
Recvd: 06/09/10 16:00 2 pgs
Fees:13.00 Taxes:278.24
20100609-0044882

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 17, 1998 and recorded November 24, 1998, at Book 11218, Page 806 in the Register's Office of Davidson County, Tennessee, William Roy Stalnaker and Brenda Gail Stalnaker conveyed to Leon Sharber, of Davidson County, Tennessee, as Trustee for Right Mortgage Company, 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 April 5, 2010 as Instrument No. 201004050024756 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 28, 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 Guy Skinny, LLC, at and for the sum of $75,200.00, 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 Guy Skinny, 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 Guy Skinny, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 260 on the Plan of Peppertree Forest Subdivision, Section 15, of record in Book 7900, Page 574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete detailed description.
>
> Being the same property conveyed to William Roy Stalnaker and Brenda Gail Stalnaker by Warranty Deed recorded September 14, 1994 , at Book 9464, Page 929, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 5017 Trailwater Drive, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 176 02 3800

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 Guy Skinny, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 3 day of June, 10.

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 3 day of June, 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 $$75,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Guy Skinny, LLC~~

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Rebecca T Noland, 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 8 day of June, 2010.

Notary Public

My Commission Expires: 7/5/11

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Guy Skinny, LLC
5516 Maplesong Drive
Nashville, TN 37211

FHA No.