SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20110015930 DEEDTRS
Recvd: 03/17/11 13:03 3 pgs
Fees:18.00 Taxes:1276.01
20110317-0021062

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $344,868.00.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 11th day of March, 2011.

CATHERINE A. CURTIS
MY COMMISSION # 12377612
EXPIRES: July 20, 2020
Pulaski County

Notary Public

My commission expires: 7/20/20

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	104020W705.00
801 John Barrow Road, Suite 1	801 John Barrow Road, Suite 1	
Little Rock, Arkansas 72205	Little Rock, Arkansas 72205	

WHEREAS, Lynn S. Ellsworth, by Deed of Trust (the "Deed of Trust") dated November 26, 2008, of record as Instrument No. 20081209-0118910, in the Register's office for Davidson County, Tennessee, conveyed to George E. Mudter, Jr., 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 Taylor, Bean & Whitaker Mortgage Corp.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20110131-0008645 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 aceordance 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 February 18, 2011; February 25, 2011; March 4, 2011; 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 in Nashville, Tennessee, at 11:00 a.m. on March 11, 2011, and Central Mortgage Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Three Hundred Forty Four Thousand Eight Hundred Sixty Eight Dollars and No Cents ($344,868.00).

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:

Land in Davidson County, Tennessee, being Unit No.705, together with parking space no. 47B, together with the appurtenant interest in the common elements of West End Lofts, II Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030701-0091161, amended in Instrument No. 20050106-002529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit ""D"" to the aforementioned Master Deed.

Being the same property conveyed from Lynn S. Ellsworth, married, by deed dated11/27/2006 from Roger G. Grooms, Jr., unmarried, of record as Instrument No. 20061130-0147920, Register's Office for Davidson County, Tennessee.

More Commonly Known As: 117 30th Avenue North, Nashville, TN 37203

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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 11th day of March, 2011 at 1:09 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 11th day of March, 2011 at 1:09 p.m. CST.

My commission expires: 7/20/20

Catherine A Curtis
Notary Public

