**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Jeff Benbow and wife, Gail Benbow**

**GRANTEE(s)**
**Eric Sox**

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:T20110071014 DEEDTRS
Recvd: 11/10/11 09:13 2 pgs
Fees:12.00 Taxes:0.00
20111110-0087907

# CORRECTED TRUSTEE'S DEED

**This Corrected Trustee's Deed is being filed to correct a scrivener's error in the legal description from the original Trustee's Deed recorded on August 26, 2010 as Instrument No. 20100826-0067412 in the Register's Office of Davidson County, Tennessee.**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 26, 2006 and recorded May 2, 2006, as Instrument No. 20060502-0050481 in the Register's Office of Davidson County, Tennessee, Gail Benbow and Jeff Benbow conveyed to ReConTrust Company, N.A., as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as Nominee for Countrywide Home Loans, Inc. and Countrywide Home Loans Inc.'s Successors and Assigns, 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 **J.P. SELLERS** as Co-Trustee by instrument of record recorded on July 26, 2010 as Instrument No. 20100726-0058115 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 July 9, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 4, 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 Eric Sox, at and for the sum of $53,033.00, 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 Eric Sox 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 Eric Sox, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 200 on the Plan of Haywood Hills, Section III, of record in Book 4460, pages 164 and 165, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jeff Benbow and wife, Gail Benbow by Warranty Deed recorded May 2, 2006, as Instrument No. 20060502-0050480, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4165 Apache Trail, Antioch, Tennessee 37013
>
> Tax Parcel No.: 162 04 070.00

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 Eric Sox, and unto its

successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 7th day of Oct 2011.

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 7th day of October, 2011.

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

Notary Public

My Commission Expires: _____

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 $$53,033.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric Sox

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Eric Sox, with whom 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 this 12 day of October, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Eric Sox
7051 Highway 70 South-315
Nashville, TN 37221

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067