RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Neal P. Anderson

GRANTEE(s)
Robert Painter and Katheline Painter

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20130026093 DEEDTRS
Recvd: 04/01/13 15:25 2 pgs
Fees:13.00 Taxes:888.00
20130401-0031827

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 31, 2005 and recorded November 4, 2005, as Instrument No. 20051104-0134293 in the Register's Office of Davidson County, Tennessee, Neal P. Anderson and Keely Stroupe Anderson conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Bank, N.A., 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, Wells Fargo Bank NA has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on December 17, 2012 as Instrument No. 20051104-0134293 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 Wells Fargo Bank NA 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 December 21, 2012 and was advertised a total of three times, prior to actual sale date; and announcing the scheduled sale date of January 16, 2013; and on said date the sale was announced to be postponed to February 13, 2013; and on said date the sale was announced to be postponed to March 13, 2013; and

WHEREAS, pursuant to said advertisement and notice, on March 13, 2013 at the Bridgestone Arena 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 Robert Painter and Katheline Painter, at and for the sum of $240,000.00, 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 Robert Painter and Katheline Painter 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 Robert Painter and Katheline Painter, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee being Lot No. 26 on the Plan of Brentwood Chase Revision One, Section One, of record in Plat Book 9700, Pages 936 through 941, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Neal P. Anderson by Quitclaim deed recorded September 12, 2012, as Instrument No. 20120912-0082874, Register's Office for Davidson County, Tennessee.

Commonly known as: 6116 Brentwood Chase Drive, Brentwood, Tennessee 37027-4443.

Tax Parcel No.: 160 160B 026.00

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 Robert Painter and Katheline Painter, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 18 day of March, 2013

Wilson & Associates, PLLC

By: _____
Kristin A. Camp
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at ~~office~~ in Little Rock, Arkansas this 18 day of March, 2013.

BRITTANY SIMS Comm. No. 12396926 NOTARY PUBLIC Saline County, Arkansas My Comm. Exp. 10-12-22

_____
Notary Public

My Commission Expires: 10/12/22

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 $$240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Robert Painter

_____
Katheline Painter

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, ROBERT PAINTER + *, 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 Brentwood TN this 19th day of March, 2013.

* KATHELINE PAINTER

_____
Notary Public

My Commission Expires: 5.3.16

MARY JOE HARTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robert Painter and Katheline Painter
~~C/O Donnie Stanley~~ 9116 Brentwood Chase Dr
~~2 Cadillac Drive~~ Brentwood TN 37027
~~Brentwood, TN 37027~~