SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

BILL GARRETT, Davidson County
Trans:T20140020158 DEEDTRS
Recvd: 03/26/14 11:33 3 pgs
Fees:18.00 Taxes:932.40
20140326-0024813

The actual consideration or value, whichever is greater, for this transfer is $252,000.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 20th day of March, 2014.

Notary Public

My commission expires: July 22, 2023

RILEY A. GRABER
MY COMMISSION # 12394541
EXPIRES: July 22, 2023
Pulaski County

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.
Bank of America, N.A. C/o Bank of America, N.A. 400 Countrywide Way Simi Valley, CA 93065 800-669-5224	Bank of America, N.A. C/o Bank of America, N.A. 400 Countrywide Way Simi Valley, CA 93065 800-669-5224	Parcel No.: 012-00000700

WHEREAS, Karl Bourjolly and Mireilee Lalanne, by Deed of Trust (the "Deed of Trust") dated April 25, 2006, of record as Instrument #20060517-0057665, in the Register's office for Davidson County, Tennessee, conveyed to PRLAP, Inc., 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 Bank of America, N.A.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument # 201401020000110 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. on January 10, 2014; January 17, 2014 and January 24, 2014; 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 Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On January 31, 2014, and Bank of America, N.A. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Two Hundred Fifty-Two Thousand and 00/100 ($252,000.00).

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 GOODLETTSVILLE, Davidson County, Tennessee, more particularly described as follows:

A certain tract of personal land in the 10th Civil District of Davidson County, Tennessee described according to a survey dated December 20, 2004 by Tommy E. Walker, Registered Land Surveyor, Licenses No. 1465 as follows:

BEGINNING at an iron pin in the westerly margin of Old Springfield Pike, being the northeast corner of this tract, a corner to the property conveyed to James B. Troutt and wife, Thelma D. Troutt by deed of record in Book 7013, Page 169, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Old Springfield Pike on a curve having a radius of 1,588.74 feet, a tangent of 66.63 feet, a delta of 4 deg. 48 min. 10 sec., a chord of 133.14 feet and a chord bearing of S 32 deg. 38 min. 21 sec., E for a length of 133.18 feet to an iron pin; thence continuing with the said margin of the said road S 35 deg. 02 min. 26 sec., 239.88 feet to an iron pin; thence on a curve having a radius of 254.33 feet, a tangent of 40.11 feet, a delta of 17 deg. 55 min. 27 sec., a chord of 79.24 feet and a chord bearing of S 26 deg. 04 min. 43 sec., E for a length of 79.56 feet to an iron pin; thence continuing with said margin of said road S 17 deg. 06 min. 59 sec., E 78.07 feet to an iron pin; thence leaving Old Springfield Pike, with a fence row S 72 deg. 47 min. 08 sec., W 258.47 feet to an iron pin in the margin of the CSX Railroad property; thence with a fence row 62 deg. 00 min. 00sec., W 829.34 feet to an iron pin; a corner to the property conveyed to James B. Troutt et ux; thence with line of the property of James B. Troutt et ux N 76 deg. 41 min. 10 sec., E 717.26 feet to an iron pin marking the point of beginning and containing 6.251 acres, more or less

Being the same property conveyed to Mireille LaLanne, a married woman, by deed from Peggy B. Troutt a widow, dated April 21, 2005 filed for record April 28, 2005 in Instrument No. 200504280047423, Register's Office for Davidson County, Tennessee.

This is improved property known as: 8125 OLD SPRINGFIELD PIKE, GOODLETTSVILLE, TN 37072-0000

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 20th day of March, 2014 at 4:00 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 Pulaski County, Arkansas, this 20th day of March, 2014 at 4:02 p.m. CST.

My commission expires: July 22, 2023

Notary Public

RILEY A. GRABER
MY COMMISSION # 12394541
EXPIRES: July 22, 2023
Pulaski County