RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James Kevin Capin and Marguerite Jayne Capin

GRANTEE(s)
Desh Duseja, 201 Spring Ridge Court, Nashville, TN 37221

Davidson County DEEDTRS
Recvd: 09/07/00 12:49 3pgs
Fees:15.00 Taxes:484.70
20000907-0088540

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 22, 1996 and recorded on December 2, 1996 at Book 10274, Page 700 in the Register's Office of DAVIDSON County, Tennessee, James Kevin Capin, and Marguerite Jayne Capin conveyed to Donald R. Baskin, as Trustee for NationsBanc Mortgage Corporation, 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 the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on December 13, 1999 as Instrument No. 199912130302447 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 the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on August 28, 2000 at the DAVIDSON County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, 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 Desh Duseja, 201 Spring Ridge Court, Nashville, TN 37221, at and for the sum of $131,000.00, 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 Desh Duseja, 201 Spring Ridge Court, Nashville, TN 37221 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Desh Duseja, 201 Spring Ridge Court, Nashville, TN 37221, 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. 96 on the Plan of Valley West Subdivision, Section II, of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee. Said Lot No. 96 fronts 41

feet on the northerly margin of Holly Hill Court and extends back 189.3 feet on the westerly line and 245.08 feet on the easterly line, to a broken line in the rear measuring 258.66 feet thereon. Being the same property conveyed to James Kevin Capin and wife, Marguerite Jayne Capin by deed from William David Morris and wife, Diane M. Morris of record in Book 10274, page 696, Register's Office for Davidson County, Tennessee.

Commonly known as: 514 Holly Hill Court, Nashville, TN 37221

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 Desh Duseja, 201 Spring Ridge Court, Nashville, TN 37221, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 31ST day of August, 2000.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 31ST day of August, 2000, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Notary Public

My Commission Expires: 08/06/07

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 $131,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 31ST day of August, 2000, before me, a notary public within and for the county and state

aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

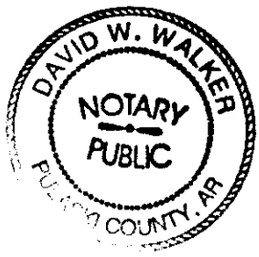
Notary Public

My Commission Expires: 08/06/07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Desh Duesja
201 Spring Ridge Court
Nashville, TN 37221

Parcel No. 142-11-48.00



Loan No. 0024861221

DSTDeedforPMI_DVance_000901_1241

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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Little Rock, Arkansas 72211
(501) 219-9388