RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Alvin Tidwell and Doris S. Tidwell

GRANTEE(s)
Joseph P. Mazeres & Christina J. Wolfe-Mazeres

Davidson County DEEDTRS
Recvd: 01/10/02 15:27 3pgs
Fees:18.00 Taxes:724.46
20020110-0004225

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 5, 1999 and recorded on March 24, 1999 at Book 11397, Page 370 in the Register's Office of Davidson County, Tennessee, Alvin Tidwell, and Doris S. Tidwell conveyed to Arnold M. Weiss, Attorney, as Trustee for America's Wholesale Lender, 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 October 19, 2001 as Instrument No. 20011019-0114079 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 December 5, 2001 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 Joseph P. Mazeres & Christina J. Wolfe-Mazeres, at and for the sum of $195,800.00, 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 Joseph P. Mazeres & Christina J. Wolfe-Mazeres 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 Joseph P. Mazeres & Christina J. Wolfe-Mazeres, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 3 on the Plan of Section 3, Branview Hills, as of record in Plat Book 3842, Page 174, 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 the within named grantors by deed of record in Book 5149, Page 15 Register's Office for said County.

Commonly known as: 5316 Overton Road, Nashville, Tennessee 37220

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 Joseph P. Mazeres & Christina J. Wolfe-Mazeres, 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 21st day of December, 2001.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 21st day of December, 2001, 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 $195,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph P. Mazeres

~~Christina J. Wolfe-Mazeres~~

ACKNOWLEDGMENT

STATE OF ~~ARKANSAS~~ TENNESSEE
COUNTY OF ~~PULASKI~~ DAVIDSON

On this 28th day of December, 2001, before me, a notary public within and for the county and state aforesaid, personally appeared Joseph P. Mazeres ~~and Christina J Wolfe-Mazeres~~ 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.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Joseph P. Mazeres and Christina J. Wolfe-Mazeres
C/O Charle E. Reed
1930 Ransom Drive
Murfreesboro, TN 37130-5911

Parcel No. 160-03-127

Loan No. 2031931

DSTDeedforPMI_spryor_011218_1535

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