RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Susan M. Spangler

GRANTEE(s)
U.S. Bank, N.A., d/b/a Firstar Bank, N.A.

Davidson County DEEDTRS
Recvd: 06/06/02 08:45 3pgs
Fees:18.00 Taxes:301.09
20020606-0068620

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 1998 and recorded on November 4, 1998 at Book 11188, Page 99 in the Register's Office of Davidson County, Tennessee, Susan M. Spangler conveyed to Ron Samuels, as Trustee for First Union National Bank of Tennessee, 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 May 21, 2002, as Instrument No. 20020521-0061703 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 May 22, 2002 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 U.S. Bank, N.A., d/b/a Firstar Bank, N.A., at and for the sum of $81,374.59, 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 U.S. Bank, N.A., d/b/a Firstar Bank, N.A. 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 U.S. Bank, N.A., d/b/a Firstar Bank, N.A., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 164-B of the Zone Lot Division of Lots Numbers 155 through 164, of Harbor Gate Subdivision, Section 2, of record in Plat Book 6900, Page 17, amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed to Susan M. Spangler by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8764, Page 336, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1019 Carla Court, Nashville, Tennessee 37217

W&A No. 875-202010

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 U.S. Bank, N.A., d/b/a Firstar Bank, N.A., 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 22ND day of May, 2002.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in LITTLE ROCK this 22ND day of May, 2002.

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 $81,374.59, 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

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 22ND day of May, 2002.

Notary Public

My Commission Expires: 08/06/07

DAVID W. WALK... NOTARY PUBLIC PULASKI COUNTY

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank, N.A., d/b/a Firstar Bank, N.A.
Attn: Windale Bafford, MPFP2514
601 Second Avenue South
Minneapolis, MN 55402

Parcel No. 136-14-221.00

DSTDeedforPMI_DWalker_020522_1237

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

W&A No. 875-202010