RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Juan M. Upshaw

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 07/17/02 09:51 3pgs
Fees:17.00 Taxes:0.00
20020717-0085940

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 4, 2001 and recorded on May 4, 2001 as Instrument No. 20010604-0057870 in the Register's Office of Davidson County, Tennessee, Eric Robins 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 May 29, 2002 as Instrument No. 20020529-0064738 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 July 3, 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 Countrywide Home Loans, at and for the sum of $60,389.58, that being the highest and best bid offered; and

WHEREAS, the said Countrywide Home Loans has assigned its interest in the said property to the Federal National Mortgage Association, and unto its successors and assigns; 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 Countrywide Home Loans 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 86, and the Easterly half of Lot Number 87 on the Map of Springdale Subdivision, as of record in Book 474, Page 18, Register's Office for said County. Said Lot Number 86 and part of Lot Number 87 fronts together 75 feet on the Southerly said of West Cabal Avenue and runs back between parallel lines 157.5 feet to a dead line. Being the same property conveyed to Juan Upshaw and wife, Autumn Upshaw by Deed from Robert P. Hoover and wife, Donna M. Hoover dated 8/14/98, cf record in Book 10067, Page 524, Register's Office for

Davidsosn County, Tennessee. Also being the same property conveyed to Juan M. Upshaw by Deed from Autumn Upshaw dated 3/7/01 and recorded 4/3/01 as Instrument Number 20010403-0032147, Register's Office for Davidson County, Tennessee property address and further being the same property conveyed to Eric Robins, unmarried by deed form Juan M. Upshaw unmarried dated 5/4/01 abd recorded as Instrument Number 20010604-0057869, Register's Office for Davidson County, Tennessee.

Commonly known as: 910 Cahal Avenue, Nashville, Tennessee 37206

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 the Federal National Mortgage Association, 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 3rd day of July, 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 3rd day of July, 2002.

N WALKER
NOTARY
LIC
COUNTY, AR

Notary Public

My Commission Expires: 01/06/07

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 $0.00, 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

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 3rd day of July, 2002.

Notary Public

My Commission Expires: 08/06/07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
c/o Countrywide Home Loans
7105 Corporate Drive
Plano, TX 75024

Parcel No. 72-09-369

DSTDeedforFNMA_MNagle_020703_1603

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