RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Edoardo L. Battaglia

GRANTEE(s)
Irwin Union Bank & Trust Company

Davidson County DEEDTRS
Recvd: 08/14/02 15:36 2pgs
Fees:13.00 Taxes:672.80

20020814-0098638

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 18, 1996 and recorded on October 21, 1996 at Book 10232, Page 428 in the Register's Office of Davidson County, Tennessee, Edoardo L. Battaglia conveyed to Trste, Inc., as Trustee for First Union 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 June 28, 2002 as Instrument No. 20020628-0078267 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 17, 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 Irwin Union Bank & Trust Company, at and for the sum of $181,838.47, 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 Irwin Union Bank & Trust Company 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 Irwin Union Bank & Trust Company, 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 Number 31 on the Plan of Hanover Park of Sheffield, of record in Book 9700, Pages 154, 155, and 156, Register's Office for said county, reference to which is hereby made for a more complete and accurate description. Being the same property conveyed to the Grantor by deed of even date being recorded simultaneously herewith.

Commonly known as: 7713 Hansrote Cove, Nashville, Tennessee 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 Irwin Union Bank & Trust Company, 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 17th 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 17th day of July, 2002.

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Notary Public

My Commission Expires: 08/06/07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Irwin Union Bank and Trust Company
PO Box 5029
San Ramon, CA 94583

Parcel No. 141-14-0--31.00 CO

DSTDeedforPMI_Rbell_020729_1810

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

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 181,838.47
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF 8, 2002
NOTARY PUBLIC Marci Frederick
MY COMMISSION EXPIRES 8/3/05

MARCI FREDERICK NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 08-3-05

return to:
ARNOLD M. WEISS
ATTORNEY AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103