RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Annie R. Lindsey

GRANTEE(s)
Fairbanks Capital Corp.

Davidson County DEEDTRS
Recvd: 08/19/02 08:43 3pgs
Fees:18.00 Taxes:212.85
20020819-0099676

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 9, 1998 and recorded on October 16, 1998 at Book 11159, Page 594 in the Register's Office of Davidson County, Tennessee, Annie R. Lindsey conveyed to Arnold M. Weiss, Attorney, as Trustee for WMC 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 11, 2002 as Instrument No. 20020611-0070966 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 Fairbanks Capital Corp., at and for the sum of $57,528.08, 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 Fairbanks Capital Corp. 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 Fairbanks Capital Corp., 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 part of Lot Number 37 on the Map of Rosebank Subdivision of the J. W. Church Tract, as of record in Book 547, Page 48, of the Register's Office for said County, and also known as Lot Number 5, on the preliminary plan showing the proposed subdivision of part of the Rosebank Plan of Porter Road, described according to a copy of the survey thereof made by W. B. Southgate, Surveyor, as follows: Beginning at a point in the Southerly margin of Porter Road, the common corner of Lot Numbers 4 and 5; thence with the line between said lots Southerly 200 feet to a point; thence Easterly 100 feet to the common corner of Lot Numbers 5 and 6; thence with the line between said lots Northerly 200 feet to the Southerly margin of Porter Road, thence with the margin of the same Westerly 100 feet to the point of beginning. Being the same

property conveyed to the within named grantors by deed being recorded simultaneously herewith.

Commonly known as: 1954 Porter Road, Nashville, Tennessee 37206

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 Fairbanks Capital Corp., 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 3 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 3 day of July, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp 8-10-2011

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 $57,528.08, 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 3 day of July, 2002.

Lena M. Nagle
Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-201

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fairbanks Capital Corp.
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 72-16-163.00

DSTDeedforFMIFEDTAX_Rbell_020809_1112

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