RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Luther E. Best

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 09/18/02 10:22 3pgs
Fees:17.00 Taxes:0.00
20020918-0113719

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 24, 1999 and recorded on December 1, 1999 at Book 11762, Page 870 in the Register's Office of Davidson County, Tennessee, Luther E. Best conveyed to C. Patrick Flynn, resident of Williamson County, Tennessee, as Trustee for Monument Capital Mortgage, Inc., 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 August 5, 2002 as Instrument No. 200208050093134 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 August 21, 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 Chase Manhattan Mortgage Corporation, at and for the sum of $128,821.12, that being the highest and best bid offered; and

WHEREAS, the said Chase Manhattan Mortgage Corporation 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 Chase Manhattan Mortgage Corporation 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:

> A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot Number 21 and the Easterly 20 feet of Lot Number 20 on the Plan of Cobb's Subdivision of the R. K. Brown property as of record in Book 332, Page 144, Register's Office for Davidson County, Tennessee. Said Lot Number 21 and the Easterly part of Lot Number 20 fronts

together 80 feet on the Northerly side of Seymour Avenue and runs back between parallel lines with the Easterly margin of an unnamed street, 143 feet 8 inches to an alley. Being the same property conveyed to Luther Ervin Best from Dorothya Best by Quitclaim Deed dated September 27, 1999 and recorded November 3, 1999 in Book 11730, Page 570, Register's Office for Davidson County, Tennessee. Also acquired by Deeds of record in Book 11339, Page 98, Book 1139, Page 97, Book 5916, Page 499, Book 5605, Page 981, Book 5605, Page 54, Book 5409, Page 797 and Book 5294, Page 309, Register's Office for said County.

Commonly known as: 1107 Seymor 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 21 day of Aug, 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 21 day of Aug, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: NOTARY PUBLIC Pulaski County, Arkansas

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 21 day of Aug, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: NOTARY PUBLIC Pulaski County, Arkansas My Commission Expires

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
c/o Chase Manhattan Mortgage Corporation
3415 Vision Drive
Columbus, OH 43219

Parcel No. 83-05-189.00

DSTDeedforFNMA_BBoone_020821_1107

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