RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Samuel Smith

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 09/20/02 14:03 3pgs
Fees:17.00 Taxes:0.00
20020920-0115023

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 12, 2001 and recorded on February 26, 2001 as Instrument No. 20010226-0017354 in the Register's Office of Davidson County, Tennessee, Samuel Smith conveyed to Kathy Winstead of Knox County, as Trustee for United Funding Group, 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 May 31, 2001 as Instrument No. 20010531-0056144 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 15, 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 $70,512.59, 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 or parcel of land in Davidson County Tennessee described as follows to-wit: Being the Westerly 50 feet front and the 50.6 feet rear of Lot Number 153 on the Plan of Montrose Place, a plan of which is of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee. Said part of said Lot Number 153 fronts 50 feet on the Southerly side of Montrose Avenue and runs back between lines, 102.7 feet on the Easterly line and 110.5 feet on the

Westerly line to an alley on which it measures 50.6 feet. Being the same property conveyed to Samuel E. Smith and wife, Helen Smith (now deceased), from Orval O. Turner and wife Margaret L. Turner, by Warranty Deed dated September 16, 1965 and recorded September 21, 1965 in Book 3937, Page 808 Register's Office for Davidson County, Tennessee. Helen L. Smith died on or about December 25, 1995. Easements and/or setback lines of record in Plat Book 57, Page 93 in Register's Office for Davidson County, Tennessee. This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

Commonly known as: 903 Montrose Avenue, Nashville, Tennessee 37204

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 31ST 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 31ST day of May, 2002.

KEVIN W. WALKER NOTARY 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 $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 31st day of May, 2002.

Notary Public

My Commission Expires: 08/06/07

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

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Parcel No. 118-01-322.00

DSTDeedforFNMA_DRogers_020530_ 805

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