RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Henry P. Staley, Jr. and Sheila H. Staley

GRANTEE
Federal Home Loan
Mortgage Corporation

Davidson County DEEDTRS
Recvd: 09/26/02 10:48 5pgs
Fees:27.00 Taxes:0.00
20020926-0117316

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 1998 and recorded on November 4, 1998 at Book 11188, Page 74 in the Register's Office of Davidson County, Tennessee, Henry P. Staley, Jr., and Sheila H. Staley conveyed to Richard A. Northcutt, of Cannon County, Tennessee, as Trustee for Tucker Federal Bank, d/b/a Prime Lending, 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 10, 2002 as Instrument No. 20020610-0069886 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 June 5, 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 $233,977.14, 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 Home Loan Mortgage Corporation, 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 Home Loan Mortgage Corporation, 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 230, on the Plan of Brandywine Farms, Section 13, of record in Book 4660, Page 71, Register's Office for Davidson County, Tennessee. Lot Number 230 fronts 130 feet on the Southerly side of Rising Sun Lane, and runs back 297.26 feet on its Westerly line,

and 299.30 feet on its Easterly line, to a line in the rear measuring 149.87 feet. Being the same property conveyed to the grantors by deed of record in Book 7036, Page 325, Register's Office for said County.
On or about November 14, 2001, the State of Tennessee, filed a tax lien against the Defendant, Henry P. Stanley, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 200111140124635. Any interest in the property held by the State of Tennessee, by virtue of the aforementioned tax lien is both junior and inferior to the interests held by Countrywide Home Loans. Provided, however, that the State of Tennessee, pursuant to Tennessee Code Annotated §67?1?133, shall have one hundred and twenty (120) days from the date of the sale within which to redeem the property by virtue of its tax lien(s) herein by payment of the actual amount paid by the purchaser at the foreclosure sale, plus any amount in excess of the expenses necessarily incurred in connection with such property, less the income from such property, plus a reasonable rental value of such property. As required by law, the State of Tennessee has been given timely notice of this action.

Commonly known as: 314 Rising Sun Lane, Old Hickory, Tennessee 37138

The above-described property is conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(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 the Federal Home Loan Mortgage Corporation, 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 10 day of June, 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 10 day of June, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: NOTARY PUBLIC Pulaski County My Comm...

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 10 day of June, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: NOTARY PUBLIC Pulaski County My Comm.

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

Parcel No. 64-02-566.00

DSTDeedforFHLMCSTATETAX_Rbell_020826_1205

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

WILSON & ASSOCIATES, P.L.L.C.

Wilson & Associates, P.L.L.C.
Attorneys at Law

1521 Merrill Drive
Suite D-220
Little Rock, AR 72211
501-219-9388
Fax 501-219-9458

Offices:

200 Jefferson Avenue
Suite 750
Memphis, TN 38103
901-578-9914
Fax 901-578-9917

701 Broadway
Suite 403
Nashville, TN 37203
615-255-9388
Fax 615-255-2760

April 26, 2002

Exhibit A

VIA CERTIFIED MAIL

This law firm is a debt collector, attempting to collect a debt, and any information obtained can be used for the purpose of collecting that debt.

Mr. Wilbur Hooks
Director, Tax Enforcement Division
Department of Revenue
P.O. Box 190665
Nashville, Tennessee 37219-0665

RE: Henry P. Staley, Jr. and Sheila H. Staley
314 Rising Sun Lane
Old Hickory, Tennessee 37138
Loan No. 4585670 / W&A No. 726-202301

Dear Mr. Hooks:

Enclosed please find a Notice of Trustee's Sale and title opinion pertinent to the above-referenced non-judicial foreclosure. By virtue of this certified letter, I am giving notice as required of a possible state tax lien filed against the Defendant, @@@@@, said lien being more particularly described in the enclosed Notice of Trustee's Sale.

Thank you for your consideration and attention to this matter. Should you have any questions, please do not hesitate to contact us.

Sincerely yours,

WILSON & ASSOCIATES, P.L.L.C.

Carde L. Cox

CLC/jb
Enclosures
cc w/enc.:
Ms. Kathy Repka

CtoStateTaxDept_JBagwell_020426_1616

726 202301

Exhibit B

REVENUE ENFORCEMENT DIVISION

DON SUNDQUIST
Governor

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

RUTH E. JOHNSON
Commissioner

August 27, 2002

Cade L Cox
Wilson and Associates
1521 Merrill Dr, Suite D220
Little Rock, AR 72211

Re: Foreclosure Sale of Property Owned by: **Henry P Staley Jr & Sheila H Staley**

Entity Number: **002 579505468**

Dear Mr. Cox:

This is in reply to your letter dated August 27, 2002 indicating that the real property owned by the above referenced taxpayer was sold at public auction on June 5, 2002 for $233,977.14, which is equal to or less than the amount owed the mortgagees and the cost of the foreclosure.

After reviewing the information furnished by you, we are releasing the State's tax lien on the property sold. We trust this has answered your letter, but if not, please let us know.

Sincerely,

Becky Tellas

Becky Tellas, Account Tech I
Special Procedures Section
Revenue Enforcement Division

BT/elw
c: *file*