RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
W. Howard Landis and Frances Landis

GRANTEE(s)
James Michael Maitland

Davidson County DEEDTRS
Recvd: 10/16/02 15:19 3pgs
Fees:18.00 Taxes:233.47

20021016-0127367

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 9, 1999 and recorded on June 15, 1999 at Book 11527, Page 940 in the Register's Office of Davidson County, Tennessee, W. Howard Landis, and Frances Landis conveyed to Arnold M. Weiss, Attorney, as Trustee for America's Wholesale Lender, 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. 200208050094008 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 September 18, 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 James Michael Maitland, at and for the sum of $63,100.00, 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 James Michael Maitland 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 James Michael Maitland, 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, State of Tennessee, described as follows, to-wit, Being Lot Number 861 on the Plan of Caldwell Hall, Section XIII, as of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee. Said Lot Number 861 fronts 80 feet on the Southerly side of Elysian Fields Road and runs back 168.1 feet on the Easterly line and 170 feet on the Westerly line to a dead line in the rear on which it measures 80.05 feet. Being the same property conveyed to W Howard Landis and wife, Frances Landis from W. Howard Landis by Quitclaim Deed dated June 9, 1999 and recorded in Book 11587, Page 937, Register's Office for Davidson County, Tennessee. Also acquired in Book 4947, Page 52, and also Book 4553, Page 118, Register's Office for Said County.

Commonly known as: 637 Elysian Fields Road, Nashville, Tennessee 37211

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 James Michael Maitland, 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 18 day of Sept, 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 18 day of Sept, 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 $63,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Michael Maitland

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,100
James Michael Maitland
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 2002.
M. McBee
Deputy Register

W&A No. 726-202642

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared James Michael Maitland, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Michael Maitland
505 Fisher Ct.
Nashville, TN 37221

Parcel No. 132-16-35

DSTDeedforPMI_Rbell_021008_1245

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