RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sheila D. Perry

GRANTEE(s)
Citibank N.A., as Trustee

Davidson County DEEDTRS
Recvd: 11/22/02 15:32 3pgs
Fees:18.00 Taxes:228.97
20021122-0145690

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 4, 1999 and recorded on October 28, 1999 at Book 11720, Page 888 in the Register's Office of Davidson County, Tennessee, Sheila D. Perry conveyed to David R. Wilson, of Williamson County, Tennessee, as Trustee for Chase Manhattan 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 September 20, 2002 as Instrument No. 20020920-0114729 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 October 30, 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 Citibank N.A., as Trustee, at and for the sum of $61,884.70, 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 Citibank N.A., as Trustee 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 Citibank N.A., as Trustee, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the same property conveyed to the Grantor(s) by deed of even date and recorded simultaneously herewith. Land in Davidson County, Tennessee, being Lot Number 99 on the Plan of Trinity Hills, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said County, and described as follows: Beginning at a point in the Northerly margin of Combs Drive, the common corner of Lots Numbers 98 and 99, thence along said margin Easterly 45.5 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet Northeasterly a distance of 36.1 feet to a concrete monument in the Westerly margin of Silas Drive; thence along said margin northerly 87.3 feet to a point; the common corner of Lots Nos. 99 and 100; thence

along the common line between said Lots Westerly 81.2 feet to a concrete monument; thence North 53 minutes 19 seconds 13 minutes West 13.0 feet to the common corner between Lots Nos. 98 and 99; thence along the common line between said Lots Southerly 116.9 feet to the point of beginning.

Commonly known as: 2649 Combs Drive, Nashville, Tennessee 37207

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 Citibank N.A., as Trustee, 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 30th day of October, 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 30th day of October, 2002.

DAVID 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 $61,884.70, 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 30th day of October, 2002.

Notary Public

My Commission Expires: 08/06/07

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Citibank N.A., as Trustee
10790 Rancho Bernardo Road
San Diego, CA 92129

Parcel No. 60-13-110.00

DSTDeedforPMI_BBoone_021030_1539

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

W&A No. 913-202180