Davidson County DEEDTRS
Recvd: 12/20/02 08:30 3pgs
Fees:18.00 Taxes:255.30
20021220-0157250

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Helen R. Kulakowski

GRANTEE(s)
U.S. Bank National Association, as Trustee

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 3, 2002 and recorded on April 12, 2002 as Instrument No. 20020412-0045387 in the Register's Office of Davidson County, Tennessee, Helen R. Kulakowski conveyed to Arnold M. Weiss, Attorney, as Trustee for WMC Mortgage Corp, 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 November 11,2002 as Instrument No.20021111-0138651 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 November 13, 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 U.S. Bank National Association, as Trustee, at and for the sum of $69,000.00, 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 U.S. Bank National Association, 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 U.S. Bank National Association, as Trustee, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Located in the 5DU-08168 Civil District of Davidson County, Tennessee. Being Lot Number 15 on the Plan of Greenwood Hills Subdivision, Section 1, of record in Book 3106, Page 37, Register's Office for Davidson County, Tennessee. Said Lot Number 15 fronts 67.65 feet on the Northerly margin of Paragon Hills Road and extends back between parallel lines 165.0 feet to a line on the rear on which it measures 67.65 feet. Being the same property conveyed to Joseph J. Kulakowski and wife, Helen R. Kulakowski, by deed dated 07/11/78, from Carl Wayne Henry and wife, Wanda Henry of record in Deed Book 5312, Page 637, in the Register's Office of Davidson County, Tennessee. The said Joseph J. Kulakowski died January 31, 1987, thereby vesting title in Helen R. Kulakowski as tenants by the

entirety.

Commonly known as: 296 Paragon Mills 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 U.S. Bank National Association, 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 13 day of Nov, 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 13 day of Nov, 2002.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-201

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 $69,000.00, 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 LittleRock this 13 day of Nov, 2002.

Lena M. Nagle

Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-201

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, as Trustee
4828 Loop Central Drive
Houston, TX 77081

Parcel No. 133-16-152

DSTDeedforPMI_BBoone_021113_1530

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