RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jackie L. Cook and Carla R. Cook

GRANTEE(s)
Bank of Oklahoma, N.A., f/k/a BancOklahoma Mortgage Corporation

Davidson County DEEDTRS
Recvd: 12/30/02 15:05 3pgs
Fees:18.00 Taxes:304.82
20021230-0162059

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 4, 1996 and recorded on January 18, 1996 at Book 9920, Page 681 in the Register's Office of Davidson County, Tennessee, Jackie L. Cook, and Carla R. Cook conveyed to Phillip Stephen Freeman, as Trustee for Century 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 May 15, 2001 as Instrument No. 20010515-0049910 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 July 11, 2001 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 Bank of Oklahoma, N.A., f/k/a BancOklahoma Mortgage Corporation, at and for the sum of $82,383.68, 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 Bank of Oklahoma, N.A., f/k/a BancOklahoma 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 Bank of Oklahoma, N.A., f/k/a BancOklahoma Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being a lot or parcel of land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Surveyor, June 24, 1936, as follows: Beginning on the Westerly margin of McFerrin Avenue at a point 100 feet North of the Northerly margin of West Eastland Avenue, formerly Cleveland Street, or Chicamauga Avenue, said point being the Northeast corner of Lot No. 1 on the Map of the Subdivision of the south portion of Richmond property, as of record in Book 974, Page 19, Register's Office for said County; thence with the Northerly line of Lots Nos. 1 and 3,

Westwardly 203 feet to the Easterly line of Lot No. 4 on said plan; thence with said line Northwardly 30 feet to the Northeast corner of said Lot No. 4, Westwardly 2 feet; thence Northwardly and parallel with the Westerly margin of McFerrin Avenue 70 feet; thence Eastwardly and parallel with the Northerly line of Lot No. 1 and 3, 205 feet to the Westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallell with the northerly line of lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue; thence with said avenue Southwardly 100 feet to the beginning. Being the same property conveyed to Jack L. Cook, married by deed from Gina Graham, unmarried of record in Book 9722, Page 472, Register's Office for Davidson County, Tennessee.

Commonly known as: 928 McFerrin Avenue, Nashville, Tennessee 37206

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 Bank of Oklahoma, N.A., f/k/a BancOklahoma 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 11 day of July, 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 11 day of July, 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 $82,383.68, 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.

W&A No. 753-9021

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 11 day of July, 2007.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2014

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of Oklahoma, N.A., f/k/a BancOklahoma Mortgage Corporation
7060 South Yale Avenue
Tulsa, OK 74136

Parcel No. 82-8-104

FHA No. 483-2314288-802
DSTDeedforPMI_MNagle_021223_ 847

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. 753-9021