Davidson County DEEDTRS
Recvd: 05/02/03 15:33 3pgs
Fees:17.00 Taxes:0.00
20030502-0059141

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Annie Scales

GRANTEE
Federal National Mortgage Association

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 22, 2001 and recorded on June 4, 2001 as Instrument No. 20010604-0057635 and re-recorded June 19, 2001 as Instrument No. 20010619-0064663 in the Register's Office of Davidson County, Tennessee, Annie Scales conveyed to Nations Title Agency, as Trustee for First Horizon Home Loan 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 March 19, 2003 as Instrument No. 20030319-0036023 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 April 16, 2003 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 First Horizon Home Loan Corp., at and for the sum of $49,022.03, that being the highest and best bid offered; and

WHEREAS, the said First Horizon Home Loan Corp. has assigned its interest in the said property to the Federal National Mortgage Association, 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 First Horizon Home Loan Corp. 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 National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 175 on the Map of Maury and Claiborne Addition, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee. Said Lot Number 175 fronts 85 feet on the Westerly side of Maury Street and runs back between parallel lines 165 feet to an alley. Being the same property conveyed to George Scales and wife, Annie Scales by deed from Sol Berry and wife, Eileen Berry, dated August 29, 1960 of record in Book 3183, Page 527

Register's Office for Davidson County, Tennessee. The said George Scales having since died. Said property now being vested solely in Annie Scales as surviving tenant by the entirety.

Commonly known as: 68 Maury Street, Nashville, Tennessee 37210

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 National Mortgage Association, 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 16th day of April, 2003.

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, Arkansas this 16th day of April, 2003.

Notary Public

My Commission Expires:

STACY J. MAJORS NOTARY SEAL MY COMMISSION EXPIRES 06-02-2009 NOTARY PUBLIC COUNTY OF PULASKI STATE OF ARKANSAS

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, Arkansas this 16th day of April, 2003.

Notary Public

My Commission Expires:

STACY J. MAJORS NOTARY SEAL MY COMMISSION EXPIRES 06-02-2009 NOTARY PUBLIC COUNTY OF PULASKI STATE OF ARKANSAS

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
c/o First Horizon Home Loan Corporation
4000 Horizon Way
Irving, TX 75063

Parcel No. 093-16-0093.00

DSTDeedforFNMA_KAlston_030416_1631

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