RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Beverly Smith

GRANTEE(s)
Fairbanks Capital Corp. as Nominee for Deutsche Bank AG New York Branch

Davidson County DEEDTRS
Recvd: 05/15/03 10:54 3pgs
Fees:18.00 Taxes:252.02
20030515-0066431

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 31, 2002 and recorded on August 7, 2002 as Instrument No. 20020807-0095100 in the Register's Office of Davidson County, Tennessee, Beverly Smith conveyed to Bruce Balcom, Atty., as Trustee for Southstar Funding, LLC dba Capital Home Mortgage, 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 April 14, 2003, as instrument number 20030414-0048877 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 Fairbanks Capital Corp. as Nominee for Deutsche Bank AG New York Branch, at and for the sum of $68,113.49, 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 Fairbanks Capital Corp. as Nominee for Deutsche Bank AG New York Branch 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 Fairbanks Capital Corp. as Nominee for Deutsche Bank AG New York Branch, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee County, Tennessee being Lot Number 8 on Block Number 11 Charlotte Park Second Addition to Nashville Tennessee of record in Book 57, Page 160, Register's Office for Davidson County, Tennessee. Said Lot Number 8 fronts 50 feet on the Southerly side of Park Avenue formerly 1st Avenue and runs back between parallel lines with the Easterly margin of 35th

Avenue North formerly Woodlin Street 150 feet of alley. Being the same property conveyed to Beverly Smith by Deed from Alley Berry dated 11/1/98 of record in Book 11202, Page 113, and vested in Park Avenue Land Trust by deed from Beverly S. Smith dated 10/15/94 of record in Book 9495, Page 203 and being the same property conveyed to Beverly Sue Smith by Deed dated 8/10/95 of record in Book 10132, Page 444 and by deed of record dated 1/4/93 of record in Book 8831, Page 166, Register's Office for Davidson County, Tennessee.

Commonly known as: 3327 Park Avenue, 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 Fairbanks Capital Corp. as Nominee for Deutsche Bank AG New York Branch, 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 16 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 16 day of April, 2003.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $68,113.49, 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 16 day of April, 2003.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fairbanks Capital Corp. as Nominee for Deutsche Bank AG New York Branch
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 92-13-170.00

DSTDeedforPMI_BBoone_030416_1553

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