RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Janelle J. McGuire

GRANTEE(s)
SunTrust Bank

Davidson County DEEDTRS
Recvd: 05/15/03 10:56 3pgs
Fees:18.00 Taxes:330.44
20030515-0066432

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 30, 1996 and recorded on May 1, 1996 at Book 10034, Page 372 in the Register's Office of Davidson County, Tennessee, Janelle J. McGuire conveyed to T. Michael Logan, of Williamson County, Tennessee, as Trustee for Suntrust Bank, Nashville, N.A., 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. 20030319-0036024 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 March 26, 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 SunTrust Bank, at and for the sum of $89,308.21, 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 SunTrust Bank 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 SunTrust Bank, 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, being Lot Number 18 on the Plan of Emerald Cove, of record in Book 6900, Page(s) 629, 630, and 631, amended in Book 9112, Page 29, Register's Office for said County, Tennessee, reference to which is hereby made for a more complete and accurate description. Being the same property conveyed to Janelle J. McGuire, unmarried, by deed from Roy Scott Still, unmarried, of record in Book 10034, Page 369, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 103 Mavella Court, Goodlettsville, Tennessee 37072

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 SunTrust Bank, 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 26 day of March, 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 26 day of March, 2003.

BROOK WILDER
Pulaski County
My Commission Expires
September 29, 2009

Notary Public

My Commission Expires: _____

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 $89,308.21, 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 26 day of March, 2003.

BROOK WILDER
Pulaski County
My Commission Expires
September 29, 2009

Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
SunTrust Bank
1001 Semmes Avenue
Richmond, VA 23224

Parcel No. 018-12-0/A-018.00

DSTDeedforPMI_KAlston_030421_904

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