Davidson County DEEDTRS
Recvd: 06/04/03 08:18 3pgs
Fees:18.00 Taxes:242.24
20030604-0076009

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Danita Kim McClanahan and Ivan Randy McClanahan

GRANTEE(s)
Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1995-2, Agreement dated 5-01-95

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 24, 1995 and recorded on April 3, 1995 at Book 9634, Page 208 in the Register's Office of Davidson County, Tennessee, Danita Kim McClanahan, and Ivan Randy McClanahan conveyed to John M. Jordan, Davidson County, Tennessee, as Trustee for Consumer Mortgage 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 February 4, 2002 as Instrument No. 20020204-0014789 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 May 14, 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 Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1995-2, Agreement dated 5-01-95, at and for the sum of $65,471.19, 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 Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1995-2, Agreement dated 5-01-95 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 Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1995-2, Agreement dated 5-01-95, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the Northerly 70 feet of Lot Number 138 on the plan of Maplewood Heights Subdivision, as of record in Book 547, Page S 77 and 78, Register's Office for Davidson County, Tennessee. Said part of Lot Number 138 fronts 70 feet on the Westerly side of Edwards Avenue and extends back between parallel

lines 300 feet to a dead line. Being the same property conveyed to Ivan Randy McClanahan by Quitclaim Deed from Mable McClanahan of record in Book 9230 Page 205 Register's Office for Davidson County, Tennessee dated 1/25/94. Danita Kim McClanahan joins in this conveyance to convey any rights she may have in the above stated property marital or otherwise.

Commonly known as: 4109 Edwards Avenue, Nashville, Tennessee 37216

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 Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1995-2, Agreement dated 5-01-95, 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 14 day of May, 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 14 day of May, 2003.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 3-10-2011

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 $65,471.19, 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. 845-201808

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 14 day of May, 2003.

Lena M. Nagle

Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 3-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399,
Trustee for Securitization Series 1995-2, Agreement dated 5-01-95
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 61-10-47.00

DSTDeedforPMI_BBoone_030514_1616

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