Davidson County DEEDTRS
Recvd: 06/04/03 08:36 3pgs
Fees:17.00 Taxes:0.00
20030604-0076026

**RECORDING LEGEND**

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Van Richmond and Mary Richmond**

**GRANTEE**
Federal National Mortgage Association

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 31, 2001 and recorded on September 12, 2001 as Instrument No. 20010912-99654 in the Register's Office of Davidson County, Tennessee, Van M. Richmond, and Mary E. Richmond conveyed to Timothy Hose, as Trustee for Alterna Mortgage Co., 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 15, 2003 as Instrument No. 20030415-0050091 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 7, 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. (vests to Federal National Mortgage Association at F/C Sale), at and for the sum of $91,510.92, that being the highest and best bid offered; and

WHEREAS, the said Fairbanks Capital Corp. (vests to Federal National Mortgage Association at F/C Sale) 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 Fairbanks Capital Corp. (vests to Federal National Mortgage Association at F/C Sale) 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:

> Land in Davidson County, Tennessee, being Lot No. 4 and the Westerly half of Lot No. 3 of Block "C" of Broodmoor Subdivision, of record in Plat Book 547, Page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description of said lot. Being the same property conveyed to the within named grantors by deed of even date, such instrument

being recorded simultaneously herewith in Instrument No. 200109120099653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Commonly known as: 815 Maplewood Lane, 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 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 7 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 7 day of May, 2003.

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 $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 7 day of May, 2003.

Lena M. Nagle

Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Federal National Mortgage Association
c/o Fairbanks Capital Corp.
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 061-070-308.00

DSTDeedforFNMA_KAlston_030519_952

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