RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Victoria C. Townsend

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 06/10/03 08:22 3pgs
Fees:17.00 Taxes:0.00
20030610-0079564

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 19, 2001 and recorded on July 27, 2001 as Instrument No. 20010727-0079675 in the Register's Office of Davidson County, Tennessee, Victoria C. Townsend conveyed to Arnold M. Weiss, Attorney, as Trustee for America's Wholesale Lender, 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 November 18, 2002 as Instrument No. 20021118-0142707 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 CHL, at and for the sum of $135,892.63, that being the highest and best bid offered; and

WHEREAS, the said CHL 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 CHL 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 the 10th Civil District for Davidson County, Tennessee, being Lot Number 103 on the Plan of Grizzard Manor, Section Five, as of record in Book 4675, Pages 163 and 164, as amended in Book 4883, Page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof. Being the same property conveyed to Victoria C. Townsend by final decree of divorce from Tracy W. Townsend, dated December 13, 2000 of record in Instrument Number 20010109-002736, Register's Office for Davidson County, Tennessee.

Commonly known as: 2067 Graceland Drive, Goodlettsville, Tennessee 37072

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 14th 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 14th day of May, 2003.

Notary Public

My Commission Expires:

STACY J. MAJORS NOTARY PUBLIC COUNTY OF PULASKI STATE OF ARKANSAS MY COMMISSION EXPIRES 06-02-2006 NOTARY SEAL

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 14th day of May, 2003.

Notary Public

My Commission Expires:

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

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
c/o Countrywide Home Loans
7105 Corporate Drive
Plano, TX 75024

Parcel No. 12-3-28

DSTDeedforFNMAFEDTAX_BPruss_030529_ 837

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