RECORDING LEGEND
PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dale Eugene Nergenah and James Lenahan dba Lenahan Properties

GRANTEE(s)
U.S.Bank National Association successor by merger to Firstar N.A successor through purchased loans to First Union National Bank

Davidson County DEEDTRS
Recvd: 06/25/03 16:01 3pgs
Fees:18.00 Taxes:416.15
20030625-0087538

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 7, 2000 and recorded on April 10, 2000 as Instrument No. 20000410003586O in the Register's Office of Davidson County, Tennessee, Dale Eugene Nergenah and James Lenahan dba Lenahan Properties conveyed to Ron Samuels, as Trustee for First Union National Bank, 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 May 16, 2003 as Instrument No. 20030516-0067260 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 28, 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 U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National Bank, at and for the sum of $112,473.46, 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 U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National 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 U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National Bank, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follow, to-wit: Being Lot No. 66 on the Plan of Pleasant View Subdivision of Mrs. McCombs property as of record in Book 421, Page 134, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James Lenahan d/b/a Lenahan Properties by deed from

Matthew E. Clark, a married person of record in Book 11658, Page 340, Register's Office for Davidson County, Tennessee.

Commonly known as: 311 Radnor Street, Nashville, Tennessee 37211

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 U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National 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 28 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 28 day of May, 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 $112,473.46, 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 28 day of May, 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:
U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National Bank
Attn: Windale Bafford, MPFP2514
601 Second Avenue South
Minneapolis, MN 55402

Parcel No. 119-14.282.00

DSTDeedforPMIFEDTAX_BPruss_030614_1043

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