RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Davood Pakdaman and Fehimeh Boradeh

GRANTEE(s)
Phillip Tracy Dye

Davidson County DEEDTRS
Recvd: 07/24/03 13:22 3pgs
Fees:18.00 Taxes:989.99
20030724-0103802

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 30, 2002 and recorded on June 6, 2002 as Instrument No. 20020606-0069131 in the Register's Office of Davidson County, Tennessee, Davood Pakdaman, and Fehimeh Boradeh conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Home Mortgage, Inc., 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 31, 2003 as Instrument No. 20030531-0073812 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 June 18, 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 Phillip Tracy Dye, at and for the sum of $267,563.84, 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 Phillip Tracy Dye 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 Phillip Tracy Dye, 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 541 on the Plan of Hillsboro Park, Section 13, of record in Plat Book 4175, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.
>
> Commonly known as: 1736 Old Hickory Boulevard, Brentwood, Tennessee 37027

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 Phillip Tracy Dye, 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 18 day of June, 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 18 day of June, 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 $267,563.84, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[redacted]

Subscribed before me this 18 day of June, 2003.

KAREN L. TROSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

12/29/03

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared _____ 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Phillip Tracy Dye
705 Shenandoah Drive
Brentwood, TN 37027

Parcel No. 158-11-28.00

DSTDeedforPMI_BPruss_030627_1324

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

Return to:
Jack Case Wilson
Title Associates
103 Maple St.
Smyrna, TN 37167
B-3619

W&A No. 717-203141