Davidson County DEEDTRS
Recvd: 07/28/03 09:17 3pgs
Fees:17.00 Taxes:0.00
20030728-0104694

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Raymond L. Ankrom and Calvin D. Harris

GRANTEE
Secretary of Housing and Urban Development of Washington, D.C.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 1, 1998 and recorded on April 6, 1998 at Book 10875, Page 41 in the Register's Office of Davidson County, Tennessee, Raymond L. Ankrom, and Calvin D. Harris conveyed to First American Title Insurance Company, as Trustee for Cendant Mortgage Corporation d/b/a/ PHH Mortgage Services, 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 27, 1999 as Instrument No. 0592515 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 February 19, 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 PHH Mortgage Services, at and for the sum of $71,335.22, that being the highest and best bid offered; and

WHEREAS, the said PHH Mortgage Services has assigned its interest in the said property to the Secretary of Housing and Urban Development of Washington, D.C., 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 PHH Mortgage Services 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 Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being part of Lot Number 52 on the original Plan of Brownsville, of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows: Beginning in the center of Carter Street, 11.67 poles of 192.555 feet easterly from the center of Johnson Street, being the northeast corner of a part of

said lot conveyed by J. W. Pollers and wife, to Moore & Sons Transfer & Lumber Company, by deed of record in Book 565, page 189, said Register's Office, and being the Northwest corner of part of said Lot formerly owned by Bettie Gruver thence with her west line southerly 415.65 feet, more or less, to O. W. Moore's Northeast corner; thence with his north line, westerly 60 feet; thence northerly 415.65 feet, more or less, to the center of Carter Street; thence with the center of said street; easterly 60 feet to the beginning, being 60 feet of the east side of said Moore & Sons Transfer & Lumber Company's lot, and including about 12.445 feet of the East side of Moore & Keith Lumber Company's Lot.

Commonly known as: 2304 Carter Avenue, Nashville, Tennessee 37206

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 Secretary of Housing and Urban Development of Washington, D.C., 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 19th day of February, 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 this 19th day of February, 2003.

Notary Public

My Commission Expires: _____

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

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 this 4th day of February, 2003.

Notary Public

My Commission Expires:

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

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
c/o Golden Feather Realty Services, Inc.
2500 Michelson Avenue, Suite 100
Irvine, California 92616

Parcel No. 83-04-169.00

FHA No. 483-2514556-703B
DSTDeedforHUD_BBoone_030219_1407

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