**RECORDING LEGEND**

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Joy K. Shipp**

**GRANTEE(s)**
**The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2**

Davidson County DEEDTRS
Recvd: 07/31/03 11:03 3pgs
Fees:18.00 Taxes:343.11
20030731-0108620

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 14, 2001 and recorded on March 29, 2001 as Instrument No. 20010329-0030414 in the Register's Office of Davidson County, Tennessee, Joy K. Shipp conveyed to Transcontinental Title Company, a Tennessee Corporation, as Trustee for Laguna Capital Mortgage Corporation, a California Corporation, 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 August 6, 2002 as Instrument No. 20020806-0094220 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 The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2, at and for the sum of $92,732.46, 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 The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2 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 The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Property located in Nashville, Davidson County, Tennessee being Lot Number 1 on the Plan of Formosa Subdivision, Section 2 as of record in Plat Book 5800, Page 303, Register's Office for Davidson County, Tennessee and described as follows: Beginning at the North right of way intersection of Eatons Creek Road as presently located and the East right of way of Clarksville Highway as presently located; thence, along said East margin North 23 degrees 36 minutes 37 seconds

East 45.69 feet to concrete monument; this being the point of beginning for this described Lot; thence, continuing with said East margin North 23 degrees 36 minutes 37 seconds East 193.55 feet to an iron pin, this being the Southwest corner of Lot Number 2, thence, along a line between Lot Number 2 and Lot Number 1 South 66 degrees 23 minutes 23 seconds East 185.48 feet to an iron pin, this being the Southeast corner of Lot Number 2; thence along the East line of this Lot South 6 degrees 10 minutes 21 seconds West 155.44 feet to an iron pin; this being the Southeast corner of this Lot and the North margin of Eatons Creek Road as dedicated; thence along said North margin North 85 degrees 29 minutes 28 seconds West 210.47 feet to an iron pin; thence, with a curve to the right having radius of 25 feet, 47.60 feet to the beginning. Being the same property conveyed to Joy K. Shipp, single woman, by deed from Kenneth B. Kimball and wife, Vickie Kimball, dated February 26, 1999, and recorded March 03, 1999 in Book 11366, Page 232, Register's Office for Davidson County, Tennessee.

Commonly known as: 6101 Eatons Creek Road, Joelton, Tennessee 37080

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 Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2, 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.

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 9-19-2011

## 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 $92,732.46, 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 18 day of June, 2003.

Notary Public

My Commission Expires:

Angela M. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 21-170.00

DSTDeedforPMI_BBoone_030618_1518

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