RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Constance Reese and Maxie E. Braden

GRANTEE(s)
U.S. Bank National Association, f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1999-1

Davidson County DEEDTRS
Recvd: 07/31/03 11:05 3pgs
Fees:18.00 Taxes:220.05
20030731-0108623

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 21, 1998 and recorded on January 22, 1999 at Book 11307, Page 500 in the Register's Office of Davidson County, Tennessee, Constance Reese, and Maxie E. Braden conveyed to John Lowe, as Trustee for EquiCredit Corporation of TN, 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 June 16, 2003 as Instrument No. 20030616-0082267 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 July 23, 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, f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1999-1, at and for the sum of $59,474.28, 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, f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1999-1 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, f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1999-1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the same property conveyed to Maxie E. Braden by deed from Zemla B. Jackson and husband, Aulie E. Cooper dated August 3, 1993 and recorded in Book 6122, Page 899, in the Register's Office for Davidson County, Tennessee. And being further conveyed to Constance Reece and Maxie Braden by Quitclaim

Deed being recorded simultaneously herewith.
Tract Number 1: Being in the 12th Civil District of Davidson County, Tennessee, and being 2-50-foot lots 45 and 44 on an unrecorded plan of Hickory Heights, this being a Re-subdivision of Lots C and D of Dewey Heights, recorded in Book 161, Page 94, Register's Office for Davidson County, Tennessee, and Lots 45 and 44 described according to a copy of a survey made May 22, 1948, by A. J. Wilkinson, as follows: Beginning at a point on the Eastern margin of Avalon Drive and North of Lot 46 and running thence 150 feet Easterly along the North margin of Lot 46 to the common corner of Lots 1 and 46; thence running 100 feet Northwardly along the line between Lots 1, 2, 45 and 44 to the common corner of Lots 43 and 44; thence running 150 feet Westerly along Lots 44 and 43 to the Easterly margin of Avalon Drive, thence 100 feet South along the Easterly margin of Avalon Drive, to the point of beginning.

Commonly known as: 11 Avalon Drive, Nashville, Tennessee 37207

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, f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1999-1, 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 23 day of July, 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 23 day of July, 2003.

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC County, Arkansas My Commission Exp. 8-19-2011

W&A No. 845-2022469

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 $59,474.28, 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 13 day of July, 2003.

Notary Public

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

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank National Association, f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1999-1
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 070-04-O-079.00

DSTDeedforPMI_BBoone_030723_1555

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