RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dianna Vaught and Robert Vaught

GRANTEE(s)
Bank of New York as trustee

Davidson County DEEDTRS
Recvd: 08/07/03 12:38 3pgs
Fees:18.00 Taxes:174.00

20030807-0112619

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 30, 2001 and recorded on February 7, 2001 as Instrument No. 20010207-0012207 in the Register's Office of Davidson County, Tennessee, Dianna Vaught, and Robert Vaught conveyed to Arnold M. Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender, 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 20, 2003 as Instrument No. 20030620-0085365 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 Bank of New York as trustee, at and for the sum of $47,027.59, 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 Bank of New York as trustee 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 Bank of New York as trustee, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being part of Lot No. 57 on the Plan of McGavock, Wetmore and others Second Addition called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee. Beginning at a point in the Westerly margin of Eleventh Avenue North, said point being the common corner between Lots 57 and 58 in DT McGavock and Others Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, thence with Westerly line of Eleventh Avenue North, Southerly 50 feet to the common corner between Lots 56 and 57; thence northerly 50.03 feet to a point in the common line between Lots 57 and 58; thence easterly 96 feet to the point of beginning. Being the same property conveyed to

Robert Vaught and wife, Dianna Vaught, by deed from Richland Builders, dated January 30, 2001 the same being recorded simultaneously herewith.

Commonly known as: 1209 11th Avenue North, Nashville, Tennessee 37208

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 Bank of New York as trustee, 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:

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 $47,027.59, 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 23 day of July, 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:
Bank of New York as trustee
7105 Corporate Drive
Mail Stop PPX-B-35
Plano, TX 75024

Parcel No. 081-16-0115

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