RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Rossie D. Sherrell and Kathey L. Sherrell

GRANTEE(s)
Bank of New York, As Trustee and/or MERS as appropriate

Davidson County DEEDTRS
Recvd: 08/15/03 08:28 3pgs
Fees:18.00 Taxes:159.65
20030816-0118625

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 16, 2000 and recorded on February 18, 2000 as Instrument No. 200002180016459 in the Register's Office of Davidson County, Tennessee, Rossie D. Sherrell, and Kathey L. Sherrell conveyed to Arnold M. Weiss, Attorney, as Trustee 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 25, 2003 as Instrument No. 20030625-0087539 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 and/or MERS as appropriate, at and for the sum of $43,147.32, 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 and/or MERS as appropriate 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 and/or MERS as appropriate, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit: Being Lot Number 88 and the Westerly part of Lot Number 87 of Block 8 on the Map of the Subdivision of the Hefferman Place of record in Book 161, Page 136 Register's Office for Davidson County, Tennessee. Beginning on the Southerly margin of Alameda Street at the corner of Lots Numbers 88 and 89 on the said Map, thence with the Southerly margin of Alameda Street 57.2 feet to a point 7.2 feet Easterly from the corner of Lots Numbers 87 and 88; thence Southerly 140 feet to a point on the Northerly margin of an alley, 6.1 feet Easterly from the corner of said Lots Numbers 87 and 88 on said alley; thence with the

Northerly margin of said alley Westerly 56.1 feet to the corner of Lots Numbers 88 and 89; thence Northerly with a line between the said two lots 140 feet to the Beginning Point. Being the same property conveyed to Rossie D. Sherrell and Kathey L. Sherrell from Roslyn Yvonne Wynn, by Warranty Deed, recorded simultaneously herewith.

Commonly known as: 2403 Alameda Street, 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/or MERS as appropriate, 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.

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 $43,147.32, 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.

Lena M. Nagle
Notary Public

My Commission Expires: _____

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York, As Trustee and/or MERS as appropriate
7105 Corporate Drive
Mail Stop PPX-B-35
Plano, TX 75024

Parcel No. 092-03-0-115.00

DSTDeedforPMI_BBoone_030723_1433

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