RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sherrie D. Johnson and James Neil Johnson

GRANTEE(s)
NationsCredit Financial Services Corporation

Davidson County DEEDTRS
Recvd: 10/31/03 10:41 3pgs
Fees:18.00 Taxes:183.75
20031031-0160090

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 21, 1999 and recorded on January 26, 1999 at Book 11310, Page 846 in the Register's Office of Davidson County, Tennessee, Sherrie D. Johnson, and James Neil Johnson conveyed to John Lowe Goodlettsville, TN, as Trustee for Boatmen's National Mortgage, Inc., 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 September 15, 2003 as Instrument No. 20030915-0134892 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 October 15, 2003 at the Gaylord Entertainment Center 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 NationsCredit Financial Services Corporation, at and for the sum of $49,663.85, 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 NationsCredit Financial Services Corporation 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 NationsCredit Financial Services Corporation, 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, State of Tennessee, described as follows: to-wit: Being Lot Number 55 on the Plan of Phase II, Piccadilly Square, of record in Plat Book 6250, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Being the same property conveyed to James Neil Johnson and wife, Sherrie Johnson, by deed from Rick Allen Beattie and wife, Rose Streicher Beattie, dated April 30, 1991, recorded May 2, 1991, of record in Book 8342, Page 801, Register's Office for Davidson County, Tennessee.

Commonly known as: 1309 Cadogan Way, Antioch, Tennessee 37013

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 NationsCredit Financial Services Corporation, 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 15th day of October, 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 15th day of October, 2003.

R. Dennis Taylor
Notary Public

My Commission Expires: _____

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 $49,663.85, 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 15th day of October, 2003.

K. Dennis Taylor
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
NationsCredit Financial Services Corporation
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 149-02-0-B-8.00

DSTDeedforPMI_BPruss_031019_1154

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

W&A No. 845-203705