DO NOT PUBLISH

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Debera H. Ackerman

GRANTEE(s)
Tim Forsman

Davidson County DEEDTRS
Recvd: 11/13/03 13:28 3pgs
Fees:18.00 Taxes:139.49

20031113-0166200

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 9, 1998 and recorded on September 17, 1998 at Book 11116, Page 29 in the Register's Office of Davidson County, Tennessee, Debera H. Ackerman conveyed to Mary L. Aronov, Esquire, as Trustee for Amresco Residential Mortgage Corporation, a Delaware 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 October 7, 2003 as Instrument No. 20031007-0147883 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 November 5, 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 Tim Forsman, at and for the sum of $37,700.00, 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 Tim Forsman 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 Tim Forsman, his heirs and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot Number 68, on the Plan of Rainbow Terrace, Section V, of recorded in Book 2133, Page 72, Register's Office for Davidson County, Tennessee. Being the same property conveyed to R.E. Ackerman, Jr. and wife, Debra H. Ackerman by Quitclaim Deed from Carolyn E. Ackerman, trustee dated January 3, 1994 and recorded July 7, 1995 in Book 9724, Page 961, in the Register's Office for Davidson County, Tennessee. R.E. Ackerman now being deceased.

Commonly known as: 129 Randy Road, Madison, Tennessee 37115

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 Tim Forsman, and unto his heirs and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 5th day of November, 2003.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

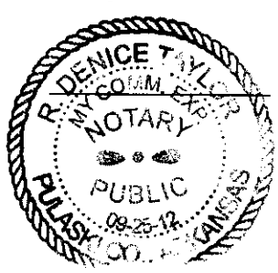
COUNTY OF PULASKI

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 5th day of November, 2003.

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 $37,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tim Forsman

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared _____ 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 _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Tim Forsman
1212 Linden Avenue
Nashville, TN 37212

Parcel No. 04315-0 047.00

DSTDeedforPMI_BPruss_031107_1454

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,700
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF NOV 20 03
Deputy Register

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