RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Elma J. Bannister

GRANTEE(s)
Wells Fargo Bank Minnesota, National Association, as trustee on behalf of the Noteholders of American Residential Eagle Bond Trust 1999-1, fka Norwest Bank Minnesota, National Association

Davidson County DEEDTRS
Recvd: 11/25/03 10:10 3pgs
Fees:18.00 Taxes:222.00

20031125-0171034

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 26, 1998 and recorded on November 9, 1998 at Book 11195, Page 647 in the Register's Office of Davidson County, Tennessee, Elma J. Bannister conveyed to Transcontinental Title Co., as Trustee for First Federal 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 October 14, 2003 as Instrument No. 20031014-0152428 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 12, 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 Wells Fargo Bank Minnesota, National Association, as trustee on behalf of the Noteholders of American Residential Eagle Bond Trust 1999-1, fka Norwest Bank Minnesota, National Association, at and for the sum of $60,000.00, 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 Wells Fargo Bank Minnesota, National Association, as trustee on behalf of the Noteholders of American Residential Eagle Bond Trust 1999-1, fka Norwest Bank Minnesota, National Association 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 Wells Fargo Bank Minnesota, National Association, as trustee on behalf of the Noteholders of American Residential Eagle Bond Trust 1999-1, fka Norwest Bank Minnesota, National Association, its successors 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 2 on the Plan of Jeff Smith Subdivision, of record in Book 6200, Page 821, Register's Office for said county. Being the same property conveyed to Elma J. Bannister by Quitclaim

Deed from Elma J. Neltner dated August 9, 1997 and recorded August 13, 1997 in Book 10567, Page 732, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 104 Warren Drive, Old Hickory, Tennessee 37138

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 Wells Fargo Bank Minnesota, National Association, as trustee on behalf of the Noteholders of American Residential Eagle Bond Trust 1999-1, fka Norwest Bank Minnesota, National Association, 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 12th 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 12th day of November 2003.

R. Denise Taylor
Notary Public

My Commission Expires: _____

R. DENICE TAYLOR
NOTARY PUBLIC
PULASKI COUNTY, ARKANSAS

W&A No. 913-203403

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 $60,000.00, 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 12th day of November 2023.

R. Denice Taylor
Notary Public

My Commission Expires:

R. DENICE TAYLOR NOTARY PUBLIC PULASKI CO., ARKANSAS

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank Minnesota, National Association, as trustee on behalf of the Noteholders of American Residential Eagle Bond Trust 1999-1, fka Norwest Bank Minnesota, National Association
10790 Rancho Bernardo Road
San Diego, CA 92127

Parcel No. 34-16-10.00

DSTDeedforPMI_DWalker_031112_1609

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. 913-203403