RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jim Scott and Karen Scott

GRANTEE(s)
Frances Fuzzeli and Mary Ann Fuzzeli

Davidson County DEEDTRS
Recvd: 12/01/03 13:07 3pgs
Fees:18.00 Taxes:379.99

20031201-0172496

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 28, 1996 and recorded on March 6, 1996 at Book 9971, Page 10 in the Register's Office of Davidson County, Tennessee, Jim Scott, and Karen Scott conveyed to Fred T. Bell, as Trustee for American Mortgage Source, 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 23, 2003 as Instrument No. 20031023-0156585 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 19, 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 Franics Fuzzeli and MaryAnn Fuzzeli, at and for the sum of $102,700.00, 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 Frances Fuzzeli and Mary Ann Fuzzeli 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 Francis Fuzzeli and MaryAnn Fuzzeli, their heirs and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 136 on the Plan of Sutherland Heights, Section 3, as of record in Book 2663, Page 117, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jim Scott and wife, Karen Scott by deed from Carlene V. Morrison of record in Book 8304, Page 990, Register's Office for said County.

Commonly known as: 2641 Western Hills Drive, Nashville, Tennessee 37214

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 Francis Fuzzeli and MaryAnn Fuzzeli, 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 19 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 19 day of November 2003.



Donna R Hamilton
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 $102,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Francis Fuzzeli

MaryAnn Fuzzeli

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Francis Fuzzeli and MaryAnn Fuzzeli, 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:
Frances Fuzzeli & MaryAnn Fuzzeli
3545 Couchville Pk.
Hermitage, TN 37076

Parcel No. 62-15-60.00

DSTDeedforPMI_DAbercrombie_031125_1434

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,700.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DEC. 2003.

Deputy Register