RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Judy C. Braden and Kenneth Braden

GRANTEE(s)
Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender

Davidson County DEEDTRS
Recvd: 12/05/03 09:26 3pgs
Fees:18.00 Taxes:225.42
20031205-0174976

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 23, 2001 and recorded on August 1, 2001 as Instrument No. 20010801-0081338 in the Register's Office of Davidson County, Tennessee, Judy C. Braden, and Kenneth Braden 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 September 24, 2003 as Instrument No. 20030924-0141762 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 Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, at and for the sum of $60,923.10, 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 Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender 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 Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 98 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for said County. Said Lot 98 fronts 35 feet on the East side of Claiborne Street and runs back between parallel lines 165 feet to an alley. Being the same property conveyed to Judy C. Braden and husband, Kenneth Braden by Warranty Deed from Paul T. Terrell and wife, Mary E. Terrell dated February 24, 1997 and filed

for record in Book 10359, Page 566, Register's Office for Davidson County, Tennessee.

Commonly known as: 99 Claiborne Street, Nashville, Tennessee 37210

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 Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, 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 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:

R. DENICE TAYLOR NOTARY PUBLIC PULASKI CO., ARKANSAS MY COMM. EXP. 06-25-12

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 $60,923.10, 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 5th day of November, 2003.

R. Denice Taylor
Notary Public

My Commission Expires: 09-25-12

R. DENICE TAYLOR NOTARY PUBLIC PULASKI CO., ARKANSAS MY COMM. EXP. 09-25-12

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

Parcel No. 093-16.0066

DSTDeedforPMI_dtaylor_031125_1027

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. 726-2031053