RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tammie Hammers

GRANTEE(s)
Citibank N.A., as Trustee

Davidson County DEEDTRS
Recvd: 01/02/04 08:32 3pgs
Fees:18.00 Taxes:429.20
20040102-0000051

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 12, 1999 and recorded on November 19, 1999 at Book 11748, Page 806 in the Register's Office of Davidson County, Tennessee, Tammie Hammers conveyed to Richard A. Northcutt, as Trustee for Meritage Mortgage Corporation, an Oregon 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 November 24, 2003 as Instrument No. 20031124-0170442 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 December 10, 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 Citibank N.A., as Trustee, at and for the sum of $116,000.00, 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 Citibank N.A., as Trustee 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 Citibank N.A., as Trustee, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 179, on the Plan of Lake Park Subdivision, Section 9, of record in Book 4955, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed to Tammie Hammers by Quitclaim Deed of record in Book 11228, Page 64, Register's Office for Said County. See also Deed of record in Book 6626, Page 830, Said Register's Office.
>
> Commonly known as: 520 New Castle Lane, Hermitage, Tennessee 37076

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 Citibank N.A., as Trustee, 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 10 day of December, 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 10 day of December, 2003.

DONNA R. HAMILTON MY COMM. EXP. NOTARY PUBLIC SEPT. 3, 2007 SALINE CO., ARKANSAS

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 $116,000.00, 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 10 day of December, 2003.

DONNA R. HAMILTON MY COMM. EXP. NOTARY PUBLIC SEPT. 3, 2007 SALINE CO. ARKANSAS

Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Citibank N.A., as Trustee
10790 Rancho Bernardo Road
San Diego, CA 92127

Parcel No. 098-05-0

DSTDeedforPMI_MNagle_031210_1646

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. 913-203448