RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mai Lokey Henderson and Jim Henderson

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 01/07/04 09:06 3pgs
Fees:17.00 Taxes:0.00
20040107-0002327

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 9, 2002 and recorded on October 21, 2002 as Instrument No. 20021021-0129214 in the Register's Office of Davidson County, Tennessee, Mai Lokey Henderson 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 December 16, 2003 as Instrument No. 20031216-0179447 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 22, 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 Countrywide Home Loans, Inc., at and for the sum of $71,804.59, that being the highest and best bid offered; and

WHEREAS, the said Countrywide Home Loans, Inc. has assigned its interest in the said property to the Federal National Mortgage Association, and unto its successors and assigns; 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 Countrywide Home Loans, Inc. 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land lying and being in the 14th Civil District of Davidson County, Tennessee, and being described as follows: Beginning in the center of Bernard Road, and being the Southwest corner of a none acre tract conveyed to Charles Arrington by Charlie Arrington, of record in Book 66, Page 241 RODCT; thence with Arrington's West line, North 05 degrees East 417.8 feet to Arrington's Northwest corner; thence West 104.6 feet to a stake; thence South 05 degrees West 417.8 feet to the center of said Bernard Road; thence with the center of said Road, East

014.6 feet to the beginning, containing 1.0 acre, more or less. Being the same property conveyed to Jim Henderson and Mai Lokey Henderson by deed from Margaret Lokey Arrington, Flossie Lokey Temple, Mai Lokey Henderson, Marie Lokey Brumback and Jerry B. Lokey dated April 5, 1983, and filed for record in Book 6034 Page 427, RODCT.

Commonly known as: 4116 Bernard Road, Joelton, Tennessee 37080

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 the Federal National Mortgage 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 22 day of December, 2023

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 22 day of December, 2023.

DONNA R. HAMILTON NOTARY PUBLIC MY COMM. EXP. SEPT. 3, 2027 SALINE CO., ARKANSAS

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 $0.00, 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 22 day of December, 2023.

DONNA R. HAMILTON NOTARY PUBLIC SALINE CO., ARKANSAS MY COMM. EXP. SEPT. 3, 2027

Donna R Hamilton
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
c/o Countrywide Home Loans
7105 Corporate Drive
Plano, TX 75024

Parcel No. ~~029-00-0014.~~
029-000-01400

DSTDeedforFNMA_JCoady_031226_1141

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