Davidson County DEEDTRS
Recvd: 01/12/04 16:15 3pgs
Fees:18.00 Taxes:385.07
20040112-0004907

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Alene E. Cross

GRANTEE(s)
TCIF REO2, LLC

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 28, 2000 and recorded on October 6, 2000 as Instrument No. 20001006-0099530 in the Register's Office of Davidson County, Tennessee, Alene E. Cross conveyed to American Title, as Trustee for Mercantile Mortgage Company, 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 31, 2003 as Instrument No. 200312310184205 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 31, 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 TCIF REO2, LLC, at and for the sum of $104,073.22, 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 TCIF REO2, LLC 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 TCIF REO2, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract, or parcel of land in Davidson County, Tennessee, described as follows: Being Lot No. 79 on the Plan of Royal Hills Subdivision, Section III, as of record in Plat Book 4860, Page 47, Register's Office for said County.
Beginning at a point in the westerly side of Phipps Drive at the common corner of Lots 78 and 79; thence with the line between said two lots westerly 98.70 feet to a point; thence southerly 143.52 feet to a point; said point in the northerly margin of Judd Drive; thence with the northerly margin of said drive easterly 85.00 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet, northerly 39.27 feet to the westerly margin of Phipps Drive; thence with the westerly margin of said drive, northeasterly 138.00 feet to the point of beginning.
Being the same property conveyed to Alene E. Cross, single by deed from James

L. Cross, dated 02/09/99 filed for record on 02/10/99 in Book 11335, Page 343, Register's Office for Davidson County.

Commonly known as: 592 Judd Drive, Nashville, Tennessee 37218

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 TCIF REO2, LLC, 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 31 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 31 day of December, 2003.

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

Donna R Hamilton
Notary Public

My Commission Expires: _____

W&A No. 902-203638

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 $104,073.22, 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 31 day of December, 2003.

DONNA R. HAMILTON NOTARY PUBLIC MY COMM. EXP. SEPT. 3, 2011 SALINE CO., ARKANSAS

Donna R Hamilton
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
TCIF REO2, LLC
500 Enterprise Road
Suite 150
Horsham, PA 19044

Parcel No. 058-11-0-154.00

DSTDeedforPMI_BBoone_031231_1031

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. 902-203638