PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Cheryl Bradshaw-Cox

GRANTEE(s)
Allison Hines & Doris Hudgens

Davidson County DEEDTRS
Recvd: 01/14/04 11:44 3pgs
Fees:18.00 Taxes:240.50
20040114-0005819

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 15, 1993 and recorded on January 20, 1993 at Book 8844, Page 523 in the Register's Office of Davidson County, Tennessee, Cheryl Bradshaw-Cox conveyed to Rema Nance, as Trustee for Mortgage Electronic Registration Systems, Inc. solely as nominee for Temple-Inland Mortgage 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 December 5, 2003 as Instrument No. 20031205-0175001 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 29, 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 Allison Hines & Doris Hudgens, at and for the sum of ~~$49,600.00~~ $65,000, 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 Allison Hines & Doris Hudgens 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 Allison Hines & Doris Hudgens, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Described property in Davidson County, Tennessee being Lot Number 76A of the Zone Lot Division of Lot Numbers 27, 76, 82, 83, and 84, of Section 2 of Percy Priest Woods of record in Plat Book 5200, Page 755 and 756, amending Plat Book 5800, Page 259, 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 Cheryl Bradshaw-Cox by Deed for Tennessee from the Secretary of Housing and Urban Development of record in Book 8844, Page 520, said Register's Office, Davidson County, Tennessee.

Commonly known as: 1353 Timber Valley, 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 Allison Hines & Doris Hudgens, 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 29 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 29 day of December, 2003.

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

Donna R Hamilton
Notary Public

My Commission Expires: _____

W&A No. 700-203923

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 $~~49,600.00~~ 65,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65000

Allison Hines
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 **DAY OF** January **20** 04

Brandi M. Wells
Deputy Register

Allison Hines

Doris Hudgens

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Allison Hines & Doris Hudgens, 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:
Allison Hines & Doris Hudgens
P.O. Box 158030
Nashville, TN 37215

Parcel No. [redacted]0-057

FHA No. 483-1933523-
DSTDeedforPMI_JCoady_040102_1326

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. 700-203923