RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Gloria Ramirez

GRANTEE
Federal Home Loan
Mortgage Corporation

Davidson County DEEDTRS
Recvd: 02/12/04 09:01 3pgs
Fees:17.00 Taxes:0.00
20040212-0016747

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 23, 2002 and recorded on January 6, 2003 as Instrument No. 20030106-0001816 in the Register's Office of Davidson County, Tennessee, Gloria Ramirez conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Home Mortgage, Inc., 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 January 12, 2004 as Instrument No. 20040112-0004888 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 February 4, 2004 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 Wells Fargo Home Mortgage, Inc., at and for the sum of $85,500.00, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Home Mortgage, Inc. has assigned its interest in the said property to the Federal Home Loan Mortgage Corporation, 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 Wells Fargo Home Mortgage, 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 Home Loan Mortgage Corporation, 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 located in Davidson County, Tennessee, described as follows to-wit: Being a tract of land in Davidson County, Tennessee, being Lot Number 204, on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, Pages 34, 35, and 36, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning at a iron pin in the east right-

of-way of Linbar Drive, said iron pin being 105 feet from the south right-of-way of Paragon Mills Road and being a common corner with Lot 205; thence with Lot 205 South 85 degrees 40 minutes East 95.0 feet to an iron pin being the common corner with Lots 205 and 206; thence with Lot 206, South 69 degrees 43 minutes East 48.4 feet to a sanitary sewer manhole being the common corner with Lots 206 and 208; thence with Lot 208 and 209; South 02 degrees 27 minutes West 56.8 feet, passing a concrete marker at 10 feet, to an iron pin corner common with Lot 203 in the west line of Lot 209; thence with Lot 203, North 85 degrees 40 minutes West 143.4 feet to an iron pin corner common with Lot 203 in the east right-of-way line of Linbar Drive; thence with Linbar Drive North 04 degrees 20 minutes East 70.0 feet to the point of beginning as described on a survey by Jerry Morrow, licensed surveyor, License #7771, dated May 27, 1978. Being the same property conveyed to Gloria Ramirez, from Sandra G. Rains-McDonald, unmarried, by Warranty Deed dated December 23, 2002 and recorded 1/6/03 in Instrument #200301060001815 Register's Office for Davidson County. This conveyance is subject to Restrictions of record in Book 3316, Page 339; and all matters of record on plat in Plat Book 3300, Pages 34, 35, and 36, Register's Office for Davidson County. This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Commonly known as: 4802 Linbar Drive, Nashville, Tennessee 37211

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 Home Loan Mortgage Corporation, 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 4 day of Feb, 2004.

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 4 day of Feb, 2004.

Notary Public

My Commission Expires:

OFFICIAL SEAL
ANDREW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 4 day of Feb, 2004.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
c/o Wells Fargo Home Mortgage
3476 Stateview
Ft. Mill, SC 29715

Parcel No. 134-13-0-120.00

DSTDeedforFHLMC_JCoady_040204_1546

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