Davidson County DEEDTRS
Recvd: 03/22/04 09:57 3pgs
Fees:18.00 Taxes:228.08
20040322-0031856

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Constance J. Starks

GRANTEE(s)
Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T22

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 25, 1999 and recorded on November 16, 1999 at Book 11744, Page 1 in the Register's Office of Davidson County, Tennessee, Constance J. Starks 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 February 20, 2004 as Instrument No. 20040220-0019529 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 March 10, 2004 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 Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T22, at and for the sum of $61,642.89, 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 Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T22 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 Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T22, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 189 on the plan of Royal Hills Subdivision recorded in Book 4860, page 47, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description. Being all the same property conveyed to Constance J. Starks, fee simple estate, by Quitclaim Deed from Jesse Starks, III of record in Book 9249, page 306 (dated 2/9/1994) Register's Office for Davidson County, Tennessee and formerly to Jesse Starks III, by deed from Barry O. Johnson and wife, Doris J. Johnson of record in Book 7758, page 845 said

Register's Office. The said Jesse Starks, III having since died on February 18, 1996.

Commonly known as: 658 Putnam 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 Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T22, 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 March, 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 10 day of March, 2004.

Notary Public

My Commission Expires: Angela M. Caliano NOTARY PUBLIC

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 $61,642.89, 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 March, 2004.

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. [illegible]

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York, CWABS, Inc. Asset-Backed Certificates, Series 1999-T22
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

Parcel No. 058-11-0197

DSTDeedforPMI_CEMiller_040310_1420

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