Davidson County DEEDTRS
Recvd: 03/22/04 09:58 3pgs
Fees:18.00 Taxes:434.48
20040322-0031859

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Scott Carbaugh and Andrea Carbaugh

GRANTEE(s)
Morgan Stanley Mortgage Capital Inc.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 29, 2003 and recorded on September 9, 2003 as Instrument No. 200309090131406 in the Register's Office of Davidson County, Tennessee, Scott Carbaugh, and Andrea Carbaugh conveyed to Bragg Mansfield & Stegall, as Trustee for Accredited Home Lenders, 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 March 2, 2004 as Instrument No. 20040302-0023199 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 Morgan Stanley Mortgage Capital Inc., at and for the sum of $117,427.92, 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 Morgan Stanley Mortgage Capital 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 Morgan Stanley Mortgage Capital Inc., 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 number 22, Addition of Lots 22 and 23 to Castlegate, Section 5, as shown on survey and plat of same appearing of record in Book 6200, page 570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Being the same property conveyed to Scott A. Carbaugh and wife, Andrea L. Carbaugh, by deed from Erik K. White, unmarried, as shown of record as Instrument Number 200309090131405, Register's Office for Davidson County, Tennessee.

W&A No. 913-204033

Commonly known as: 700 Bluewater Drive, Nashville, Tennessee 37217

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 Morgan Stanley Mortgage Capital Inc., 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: NOTARY PUBLIC Saline County Arkansas My Commission Expires 8-10-2011

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 $117,427.92, 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: NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Morgan Stanley Mortgage Capital Inc.
10790 Rancho Bernardo Road
San Diego, CA 92127

Parcel No. 150-02-0-311.00

DSTDeedforPMI_mhouston_040310_1401

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. 913-204033