Davidson County DEEDTRS
Recvd: 03/24/04 12:21 3pgs
Fees:17.00 Taxes:0.00

20040324-0033282

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20020405-0041797
RE-RECORDED AT INST. NO. 20030110-0004525

Responsible Taxpayer and Property Owner:
Tax Parcel No. 136-15-0-A 049

Name: Federal National Mortgage Association

Address: c/o Countrywide Home Loans, Inc
7105 Corporate Drive
Plano, TX 75024

Common Description: 3405 Anderson Road #203
Antioch, TN 37013

Legal Description: Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of Watercrest Townhomes, Phase Two as shown on plat of record in Plat Book 11190, page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $103,694.61 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 19th day of February, 2004

Notary Public
My Commission Expires: 10/21/07.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Mary F. Pogue** dated **03/20/2002** and recorded **04/05/2002** at Instrument No. **20020405-0041797** and re-recorded **01/10/2003** at Instrument No. **20030110-0004525**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **February 19, 2004** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender** became the highest and best bidder(s) at and for the sum of **$103,694.61** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender**, directed and instructed the undersigned to transfer, convey and assign the real estate described herein to the Federal National Mortgage Association, and to deliver the deed of reconveyance to said Department;

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Federal National Mortgage Association,** Grantee, the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of Watercrest Townhomes, Phase Two as shown on plat of record in Plat Book 11190, page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon

and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust recorded at Instrument No. **20020405-0041797** and re-recorded at Instrument No. **20030110-0004525**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 19th day of February, 2004.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Angenette Linaman, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 19th day of February, 2004.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 10/21/07.