RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carl R. Gupton and Patsy A. Gupton

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 03/29/04 15:39 3pgs
Fees:17.00 Taxes:0.00
20040329-0035164

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 29, 2001 and recorded on December 17, 2001 as Instrument No. 20011217-0138923 in the Register's Office of Davidson County, Tennessee, Carl R. Gupton, and Patsy A. Gupton conveyed to Richland Title & Escrow, LLC, as Trustee for Taylor, Bean & Whitaker Mortgage Corp., 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 19, 2004 as Instrument No. 20040219-0019274 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 17, 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 MERS as Nominee for GMAC Mortgage, at and for the sum of $112,999.65, that being the highest and best bid offered; and

WHEREAS, the said MERS as Nominee for GMAC Mortgage has assigned its interest in the said property to the Federal National Mortgage Association, 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 MERS as Nominee for GMAC Mortgage 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 National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 14th Civil District of Davidson County, Tennessee; located on the West of Dry Fork Road, described as Tract #3 according to an unrecorded survey by Elbert F. Luther, Jr., Surveyor, dated July 1979, as follows: Beginning at an iron pin in the center of Dry Fork Road, thence leaving the center of said road, thence South 50 degrees 00 minutes West 15.0 feet to an iron pin in the West

right-of-way of Dry Fork Road, same being the Southeast corner of Tract No. 2, thence South 50 degrees 00 minutes West 715.5 feet to an iron pin in the West line of the Zimmerle tract; thence with the West line of said tract North 47 degrees 15 minutes West 418.50 feet to an iron pin in the South line of John A. Bostelman tract; thence with the said line North 14 degrees 15 minutes East 162.5 feet to an iron pin in the fence line of John Bostelman; thence North 10 degree 00 minutes East 159.50 feet to a 48' Oak in Bostelman line, thence with said line due North 50.00 feet to an iron pin by fence; thence North 66 degrees 00 minutes East 100.50 feet to an iron pin in the South line of John Bostelman; thence North 56 degrees 30 minutes East 300.60 feet to an iron pin on the West right-of-way of Dry Fork Road; thence on the same line 16.5 feet to the center of Dry Fork Road; thence with the center of Dry Fork Road South 50 degrees East 263.50 feet to an iron pin in the center of Dry Fork Road; thence on a curve to the right (D 9 30 L - 99.06 feet to an iron pin in the center of Dry Fork Road); thence with the center of said road South 40 degrees 30 minutes East 157.50 feet to an iron pin in the center of Dry Fork Road and the point of beginning. Being that same property conveyed to Carl R. Gupton and wife, Patsy A. Gupton by deed from Joe M. Baird and wife, Susie M. Baird of record in Book 6232, Page 54 and rerecorded in Book 6238, Page 84, said Register's Office.

Commonly known as: 4371 Dry Fork Road, Whites Creek, Tennessee 37189

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 National Mortgage Association, 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 17 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 17 day of March, 2004.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 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 $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 17 day of March, 2004.

Lena M. Nagle
Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
c/o GMAC Mortgage
500 Enterprise Road
Horsham, PA 19044

Parcel No. 039-00-0-0-052.00

DSTDeedforFNMA_MSobanski_040317_1539

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