RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jaan Paul Sturgis

GRANTEE
Secretary of Housing and Urban Development of Washington, D.C.

Davidson County DEEDTRS
Recvd: 04/06/04 15:50 3pgs
Fees:17.00 Taxes:0.00
20040406-0039108

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 18, 1987 and recorded on June 22, 1987 at Book 7274, Page 486 in the Register's Office of Davidson County, Tennessee, Sara G. Rodefeld conveyed to Stephen R. Joselyn, as Trustee for City Federal Savings Bank, 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 December 23, 2003 as Instrument No. 20031223-0182236 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 January 14, 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 Countrywide Home Loans, at and for the sum of $73,777.72, that being the highest and best bid offered; and

WHEREAS, the said Countrywide Home Loans has assigned its interest in the said property to the Secretary of Housing and Urban Development of Washington, D.C., 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 Countrywide Home Loans 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 Secretary of Housing and Urban Development of Washington, D.C., 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 part of Lot Number 2 on the Map of the Subdivision of the Bradford & McClure Lands, being a subdivision of Lots 61, 62, and part of 63 of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, said Bradford and McClure Subdivision being unrecorded, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., dated March 3, 1953, as follows: Beginning at a iron pin in the center line of Riverside Drive; thence North 86 degree 30 minutes West 283 feet to an iron pin in a fence line; thence North 11 degree 07 minutes East 120 feet to an iron pin set 5 feet from the corner of the North side of lot; thence South 86

degrees 30 minutes East 360.45 feet to an iron pin on the center of Riverside Drive; thence with said Drive Southwesterly along the center line 151.2 feet, to the point of beginning. Included within the above description but excluded from this conveyance is the following property: Beginning at an iron pin in the centerline of Riverside Drive, corner of the Rickman lot as recorded in Book 664, Page 426, Register's Office for Davidson County, Tennessee and the Burke lot as recorded in Book 2139, Page 253, thence North 86 degrees 30 minutes West 173 feet, 46 feet to a point, being the Northerly line of the said Burke lot and also the Southerly line of said Rickman lot, thence South 81 degrees 38 minutes East 175.00 feet to a point in the centerline of Riverside Drive, thence Northerly along a centerline 16.25 feet to the point of beginning-- being a triangular piece of property containing approximately 1400 square feet, more or less. There is also conveyed by this instrument the following property: Beginning at an iron pin in the Northerly line of the Burke lot 22 feet East of the Westerly Burke line as recorded in Book 2139, Page 253, said pin being also the Westerly marker of the Rickman lot, as recorded in Book 644, Page 426, Register's Office for Davidson County, Tennessee, thence North 11 degrees 07 minutes East 14 feet; thence South 81 degrees 38 minutes East 163.54 feet to a point in the common line between the said Burke and Rickman property; thence North 86 degrees 30 minutes West 164.99 feet to the point of beginning, being a triangular piece of property, containing approximately 1,150 square feet, more or less. Being the same property conveyed to Grantor by Warranty Deed of even dated being recorded simultaneously herewith.

Commonly known as: 1426 Riverside Drive, Nashville, Tennessee 37206

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 Secretary of Housing and Urban Development of Washington, D.C., 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 14th day of January, 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 14th day of January, 2004.

Notary Public

My Commission Expires: _____

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 14th day of January, 2004.

Notary Public

My Commission Expires:

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
c/o Golden Feather Realty Services, Inc.
2500 Michelson Avenue, Suite 100
Irvine, California 92616

Parcel No. 083-03-0124

FHA No. 483-1363116-703

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