RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Teresa Davis

GRANTEE(s)
Chase Manhattan Mortgage

Davidson County DEEDTRS
Recvd: 04/14/04 08:08 3pgs
Fees:18.00 Taxes:314.50
20040414-0041604

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 18, 2000 and recorded on May 23, 2000 as Instrument No. 200005230051442 in the Register's Office of Davidson County, Tennessee, Teresa Davis conveyed to I. Dyke Tatum, Esq., as Trustee for Advanta National 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 October 17, 2003 as Instrument No. 20031017-0154068 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 24, 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 Chase Manhattan Mortgage, at and for the sum of $85,000.00, 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 Chase Manhattan 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 Chase Manhattan Mortgage, 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 82, on the Plan of Dodson Heights, of Record in Book 2900, page 113, Register's Office for Davidson County, Tennessee. Said Lot Number 82 fronts 102.0 feet on the Northeasterly side of Cortez Court and extends back 98.0 feet on the Northwesterly; line and 121.1 feet on the Southeasterly line, to a dead line in the rear on which it measures 45.2 feet thereon. Being the same property conveyed to Teresa Davis, unmarried by Warranty Deed from Charles C. Meador and wife, Cecelia D. Meador being recorded simultaneously herewith in Register's Office for Davidson County, Tennessee. Subject to all matters as shown on Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Commonly known as: 6003 Cortez Court, Hermitage, Tennessee 37076

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 Chase Manhattan Mortgage, 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 24 day of Mar, 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 24 day of Mar, 2004.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $$85,000.00, 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

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MATTHEW D. MARTIN
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PULASKI COUNTY
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PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chase Manhattan Mortgage
10790 Rancho Bernardo Road
San Diego, CA 92127

Parcel No. 86-02-0-42.00

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. 913-202135