Davidson County DEEDTRS
Recvd: 04/19/04 14:34 3pgs
Fees:18.00 Taxes:202.40
20040419-0044185

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Alex Montana

GRANTEE(s)
Green Tree Servicing LLC

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 11, 1999 and recorded on January 20, 1999 at Book 11303, Page 260 in the Register's Office of Davidson County, Tennessee, Justin Duane Sage conveyed to William C. Ford, as Trustee for Conseco Bank, 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 **WILSON & ASSOCIATES, P.L.L.C.** as Successor-Trustee by instrument of record recorded on February 27, 2004 as Instrument No. 20040227-0022285 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 April 7, 2004 at the Gaylord Entrtainmnet 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 Green Tree Servicing LLC, at and for the sum of $54,703.00, 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 Green Tree Servicing LLC 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 Green Tree Servicing LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> The following described tract or parcel of land, to-wit: Land in Davidson County, Tennessee, being Lot Number 126 on the Plan of the United Electric Railway Company's Subdivision, as of record in Book 161, Page 8, Register's Office for said County. Said Lot Number 126 fronts 50 feet on the Northerly side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines, 161 feet to an alley. Less and Except: the North 11 feet of the above conveyed tract. This is improved property known as 1707 Eastside Avenue, Nashville, Tennessee 37206. This being the same property conveyed to Justin Duane Sage from Tressa Lynn Sage herein by deed dated 09/05/97 and recorded 09/24/97 in Deed Book 10619 at Page 484.
>
> Commonly known as: 1707 Eastside Avenue, 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 Green Tree Servicing LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 7th day of April, 2004.

C L for Chris Palmer
Chris Palmer
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Cadek Cox, 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 7th day of April, 2004.



Notary Public

My Commission Expires: 04/06/07

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 $54,703.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

C L for Chris Palmer
Chris Palmer

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Gadel K. Cox, 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 7th day of April, 2004.

Notary Public

My Commission Expires: 08/06/07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Green Tree Servicing LLC
7360 South Kyrene
Tempe, AZ 85283

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Parcel No. 094-02-0-060.00

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. 883-203221