RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Frederick L. Cowan and Rosemary Townsend

GRANTEE(s)
GMAC

Davidson County DEEDTRS
Recvd: 05/07/04 11:37 3pgs
Fees:18.00 Taxes:226.29
20040507-0052287

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 3, 1996 and recorded on May 13, 1996 as Book 10048 and Page 211 in the Register's Office of Davidson County, Tennessee, Frederick L. Cowan, and Rosemary Townsend conveyed to Stephen R. Joselyn, as Trustee for Mortgage Resources, 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 April 12, 2004 as Instrument No. 20040412-1024004 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 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 GMAC, at and for the sum of $61,159.88, 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 GMAC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Successor-Trustee, does hereby grant, bargain, sell, and convey to the said GMAC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 1 on the Plan of Bellshire Terrace, Section One, Phase I, of record in Plat Book 6250, Page 132, Register's Office for Davidson County, Tennessee, and designated as Unit 24 of the Bellshire Terrace Condominiums as set out in the Master Deed and By-Laws of record in Book 6877, page 53 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed to Grantors by deed of even date being recorded simultaneously herewith.
>
> Commonly known as: 1212 Tuckahoe Drive Unit 24, Nashville, Tennessee 37207

W&A No. 902-204070

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 GMAC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 12 day of Apr, 2004.

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 Cadel. 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 12 day of Apr, 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 $61,159.88, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chris Palmer

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Cade L. 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 12 day of Apr, 2004.

Lena M. Nagle
Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
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PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
GMAC
500 Enterprise Road
Suite 150
Horsham, PA 19044

Parcel No. 041-15-0-A-024.00

DSTDeedforPMI_MSobanski_040413_1255

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. 902-204070