RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Rodger Weston and Mary Weston

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 05/13/04 13:10 3pgs
Fees:17.00 Taxes:0.00
20040513-0056165

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 5, 2003 and recorded on September 17, 2003 as Instrument No. 200309170137144 in the Register's Office of Davidson County, Tennessee, Rodger Weston, and Mary Weston conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Home Mortgage, 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 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 28, 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 Fannie Mae, at and for the sum of $54,000.00, that being the highest and best bid offered; and

WHEREAS, the said Fannie Mae 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 Fannie Mae 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 Davidson County, Tennessee, being Lot number 108 on Block on the Map of Lindsley Home Place, as of record in Book 2, page 92, Register's Office of Davidson County, Tennessee. Said Lot number 108 of said Block I, fronts 50 feet on the south side of Fatherland Street and runs back between parallel lines 156 feet to an alley. Being the same property conveyed to Deborah Smith, by Warranty Deed from Douglas Babb, dated October 17, 2002 and recorded October 24, 2002 in Instrument Number 20021024-0130445, and being the same

property previously conveyed to Douglas Babb, by Warranty Deed from Dorothy C. Thompson, unmarried, dated October 7, 1994 and recorded October 10, 1994 in Book 9489, page 48, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Rodger Weston by Warranty Deed from Deborah Smith dated September 5, 2003 and recorded September 19, 2003 in Instrument number 20030917-0137143, Register's Office for Davidson County, Tennessee.

Commonly known as: 1404 Fatherland Street, 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 Federal National Mortgage Association, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 28th day of April, 2004.

C. C.

Chris Palmer
Cade Cox
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Cade 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 28th day of April, 2004.

Angela Galiano

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC Pulaski County, Arkansas 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.

Chris Palmer
Cade Cox

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Cade 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 28th day of April, 2004.

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 3-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
c/o Wells Fargo Home Mortgage
3476 Stateview
Ft. Mill, SC 29715

Parcel No. 083-13-0-302.00

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