RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Steve Benton and Jewell Benton

GRANTEE(s)
Chase Manhattan Mortgage Corporation

Davidson County DEEDTRS
Recvd: 05/26/04 08:55 3pgs
Fees:18.00 Taxes:330.23
20040526-0061615

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 23, 2002 and recorded on January 3, 2003 as Instrument No. 20030103-0001174 in the Register's Office of Davidson County, Tennessee, Steve Benton, and Jewell Benton conveyed to Ernest B. Williams, IV, as Trustee for CIT Group/Consumer Finance, 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 **Robert M. Wilson Jr.** as Successor-Trustee by instrument of record recorded on March 24, 2004 as Instrument No. 20040324-0033363 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 21, 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 Chase Manhattan Mortgage Corporation, at and for the sum of $89,250.00, 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 Corporation 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 Chase Manhattan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 14th Civil District of Said county and State, described according to a survey made by D. E. Boner and E. Medlin, Surveyors, April 12, 1963, as follows: Beginning at a point on the westerly margin of Bidwell Road North 2 degrees 30 minutes east 3850 feet from the northwest corner of said road and Old Clarksville Pike; thence with the Westerly margin of said road, North 2 degrees 29 minutes West 150 feet; thence North 87 degrees 30 minutes west 791.52 feet; thence South 2 degrees 29 minutes west 150 feet; thence South 87 degrees 30 minutes East 791.48 feet to the beginning. Being the same property conveyed to Steve Benton and wife Jewell Benton by Deed from William H. Krantz and wife Hazel L. Krantz executed on May 5, 1998 and filed for record on May 21, 1998 in

Book 11076, page 371, Register's Office for Davidson County, Tennessee.

Commonly known as: 7257 Bidwell Road, Joelton, Tennessee 37080

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 Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 21 day of Apr, 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 21 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 $89,250.00, 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 21 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:
Chase Manhattan Mortgage Corporation
10790 Rancho Bernardo Road
San Diego, CA 92127

Parcel No. 014-046.09

DSTDeedforPMI mhouston 040421 1552

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. 913-203376