RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Deborah L. Lewis

GRANTEE
Federal Home Loan
Mortgage Corporation

Davidson County DEEDTRS
Recvd: 06/18/04 14:31 3pgs
Fees:17.00 Taxes:0.00
20040618-0072607

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 25, 2003 and recorded on October 8, 2003 as Instrument No. 20031008-0148815 in the Register's Office of Davidson County, Tennessee, Deborah L. Lewis conveyed to Michael J. Whittle, as Trustee for "MERS" solely as nominee for Nexstar Financial Corporation, 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 May 25, 2004 as Instrument No. 20040525-0060969 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 June 9, 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 Corporation, at and for the sum of $55,145.05, that being the highest and best bid offered; and

WHEREAS, the said Chase Manhattan Mortgage Corporation has assigned its interest in the said property to the Federal Home Loan Mortgage Corporation, 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 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 Federal Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land referred to in this commitment is described as all that certain property situated in the County of Davidson and state of Tennessee and being described in a deed dated December 29, 1998, and recorded December 31, 1998, among the land records of the County and state set forth above and referenced as follows:

Book 11277 and Page 278. A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot Number 62 in the Plan of Sadler Place which plan is of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee. Said Lot Number 62 fronts 50 feet on the West side of Sadler Avenue and runs back between parallel lines 165 feet to a 10 foot alley in the rear. Being the same property conveyed to Deborah L. Lewis by deed from George W. Beard and wife, Vicki B. Beard recorded December 31, 1998 in Book 11277, Page 278 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2125 Sadler Lane, Nashville, Tennessee 37210

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 Home Loan Mortgage Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 9 day of June, 2004.

WILSON & ASSOCIATES, P.L.L.C.

Chris Palmer, Attorney
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Chris Palmer, Attorney, with who I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal at office in Little Rock, Arkansas this 9 day of June, 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 $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

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Chris Palmer, Attorney, with who I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal at office in Little Rock, Arkansas this 9 day of June, 2004.

Notary Public

My Commission Expires: MATTHEW D. MARTIN

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

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
c/o Chase Manhattan Mortgage Corporation
3415 Vision Drive
Columbus, OH 43219

Parcel No. 106-13-0 141.00

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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Little Rock, Arkansas 72211
(501) 219-9388