RECORDING LEGEND
PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jenny L. Howard

GRANTEE(s)
Centex Home Equity Company, LLC

Davidson County DEEDTRS
Recvd: 06/25/04 09:50 3pgs
Fees:18.00 Taxes:213.62
20040625-0075513

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 20, 2002 and recorded on January 3, 2003 as Instrument No. 20030103-0001104 in the Register's Office of Davidson County, Tennessee, Jeffrey M. Brown, and Jenny L. Howard Brown a/k/a Jenny L. Brown a/k/a Jenny L. Howard conveyed to Accurate Title & Escrow, Inc., as Trustee for Centex Home Equity Company, LLC, 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 28, 2004 as Instrument No. 20040428-0048268 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 May 5, 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 Centex Home Equity Company, LLC, at and for the sum of $57,735.23, 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 Centex Home Equity Company, LLC 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 Centex Home Equity Company, LLC, 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 40 on the Plan of Miller's Addition to Edgefield, now East Nashville, of record in Book 57, Page 133, Register's Office for said County. Being the same property conveyed to Jenny L. Howard by deed from Freddie J. McLean and Kanice McLean dated 3/28/91 and filed in Book 8323, Page 921, said Register's Office.
>
> Commonly known as: 819 North 5th Street, Nashville, Tennessee 37207

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 Centex Home Equity Company, LLC, and unto its successors and assigns.

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

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, Partner, 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 5th day of May, 2004.

Notary Public

My Commission Expires:

Shannon L. Defoor
NOTARY PUBLIC
Saline 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 $57,735.23, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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, Partner, 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 5TH day of May, 2004.

Notary Public

My Commission Expires:

Shannon L. Deloc
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Centex Home Equity Company, LLC
1750 Viceroy Drive
Dallas, TX 75235

Parcel No. 082-07-0 461.00

DSTDeedforPMI_jwoods_040505_1252

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. 931-203048