RECORDING LEGEND
PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dale Eugene Nergenah and James M. Lenahan

GRANTEE(s)
U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National Bank, a national banking association

Davidson County DEEDTRS
Recvd: 07/01/04 14:39 3pgs
Fees:18.00 Taxes:435.14
20040701-0078598

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 7, 2000 and recorded on April 19, 2000 as Instrument No. 200004190039114, and re-recorded on February 19, 2004 at Instrument No. 20040219-0019279 in the Register's Office of Davidson County, Tennessee, Dale Eugene Nergenah, and James M. Lenahan conveyed to Ron Samuels, as Trustee for First Union National Bank, 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 7, 2004 as Instrument No. 20040407-0039739 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 23, 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 U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National Bank, a national banking association, at and for the sum of $117,604.82, 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 U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National Bank, a national banking association 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 U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National Bank, a national banking association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being a parcel of land situated in the 1st Civil District, 16th Councilmanic District, Nashville, Davidson County, Tennessee, on the plat of Cumberland Nurseries-Resubdivision of Lots #84 and 85, Blocks 23 and 24, as of record March 21, 1997, Plat Book 8250, Page 709, of the Register's Office of Davidson

County. Being Lot #1 on the Plan of Cumberland Nurseries-Resubdivision of Lots 84 and 85, Blocks 23 and 24, as of record in Plat Book 8250, Page 709, Register's Office for Davidson County, Tennessee and described as per that plat. Being the same property conveyed to Lenahan, d/b/a, Lenahan Leasing by Quitclaim Deed from Dale Nergenah, dated April 8, 1999, recorded April 8, 1999, Book 11423, page 646, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to James M. Lenahan, married by Quitclaim Deed from Lenahan Leasing, dated May 19, 1999, recorded June 2, 1999, Book 11508, page 22, Register's Office for Davidson County, Tennessee.

Commonly known as: 224 Joyner Avenue, Nashville, Tennessee 37210

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 U.S.Bank National Association successor by merger to Firstar N.A. successor through purchased loans to First Union National Bank, a national banking association, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 23 day of June, 2004.

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

Christopher L. Palmer, Partner
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Christopher L. Palmer, Partner, 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 23 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 $117,604.82, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher L. Palmer, Partner

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Christopher L. Palmer, Partner, 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 23 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

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S.Bank National Association successor
by merger to Firstar N.A. successor through
purchased loans to First Union National Bank,
a national banking association
1010 South 7th Street
EP-MN-TT4F
Minneapolis, MN 55402

Parcel No. 119-05-0/302.00

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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