RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
June Howard Burns

GRANTEE(s)
Centex Home Equity Company, LLC

Davidson County DEEDTRS
Recvd: 07/14/04 10:15 3pgs
Fees:18.00 Taxes:436.60
20040714-0083741

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 4, 2003 and recorded on June 17, 2003 as Instrument No. 20030617-0083052 in the Register's Office of Davidson County, Tennessee, June Howard Burns conveyed to American Title Company, 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, default has also occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated June 4, 2003, and the Deed of Trust of even date securing the same, recorded June 17, 2003, as Instrument No. 20030617-0083053 in the Register's Office of Davidson County, Tennessee, executed by June Howard Burns, conveying certain property therein described to American Title Company, Inc. as Trustee for CHEC Industrial Loan Company; and the undersigned, Christopher L. Palmer of Wilson & Associates, P.L.L.C., having been appointed Successor-Trustee.

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 June 17, 2004 as Instrument No. 20040617-0072060 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 July 7, 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 Centex Home Equity Company, LLC, at and for the sum of $118,000.00, 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 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 50, Section "A" on the Plan of E. I. DuPont DeNemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of Lawrence Street, common corner of Lots Number 50 and 51; thence with the line between said two lots easterly 92.0 feet; thence with the line between Lots 50 and 45 northerly 71.7 feet to a point in the southerly margin of Fourth Street; thence with said margin westerly 81.9 feet; thence around a curve southwesterly 15.8 feet to a point in the easterly margin of said Lawrence Street; thence with said margin southerly 61.6 feet to the point of beginning. Being the same property conveyed to June Howard Burns, a/k/a June R. Burns on 02-23-79, by deed from James Frederick Burns, filed for record on 03-06-79, in Book 6733, page 490, Register's Office for Davidson County, Tennessee.

Commonly known as: 401 Lawrence Street, Old Hickory, Tennessee 37138

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 7 day of July, 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 7 day of July, 2004.

Lena M. Nagle
Notary Public

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

My Commission Expires:

W&A No. 931-204109

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 $118,000.00, 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 7 day of July, 2004.

Lena M Nagle
Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski 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. 044-11-0-115.00

DSTDeedforPMI_jwoods_040707_1335

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