RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Pamela M. Fizer

GRANTEE
Secretary of Housing and Urban Development of Washington, D.C.

Davidson County DEEDTRS
Recvd: 07/20/04 10:10 3pgs
Fees:17.00 Taxes:0.00
20040720-0086288

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 28, 2002 and recorded on July 3, 2002 as Instrument No. 20020703-0080635 in the Register's Office of Davidson County, Tennessee, Pamela M. Fizer conveyed to Tonya Esquibel of Williamson County, Tennessee, as Trustee for CTX Mortgage 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 7, 2004 as Instrument No. 20040407-0039737 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 Wells Fargo Home Mortgage, Inc., at and for the sum of $114,878.20, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Home Mortgage, Inc. has assigned its interest in the said property to the Secretary of Housing and Urban Development of Washington, D.C., 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 Wells Fargo Home Mortgage, Inc. 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 Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Tract 1: Land in the 13th, formerly 23rd, Civil District of said County, being part of Lot No. 4 on the Plan of the Lands of Mrs. Elizabeth Abernathy, deceased, as of record in Book 294, Page 19, Register's Office for said County, described

according to a survey made by George W. Watkins, Surveyor, January 12, 1955, as follows: Beginning at a point in the center of Abernathy Road at the intersection of the center line of said Road and the Eastern boundary line of Lot No. 5 on said plan conveyed to Grover Cleveland Sewell by deed of record in Book 102, Page 355, said Register's Office, said point being also 327.4 feet Northerly from the Northeast corner of a tract of land conveyed to Herbert D. Fyke and wife, by deed of record in Book 2090, Page 66, said Register's Office; thence with the line between said lots 4 and 5 and Sewell's boundary line, North 2 deg. East 425 feet to an axel, thence South 84 deg. 24' East 175 East feet to an iron pin at the bottom of a rock bluff; thence South 2 deg. West 419.8 feet to a point in the center of said Abernathy Road; thence with the center of said Road, North 86 deg. 08' West 175 feet to the beginning, containing 1.69 acres, more or less. Tract 2: Land in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the lands of Mrs. Elizabeth Abernathy, deceased, of record in Book 294, Page 19, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, September 8, 1958, as follows: Beginning in the center of Abernathy Road at the Southeast corner of that part of said Lot No. 4 conveyed to Bruce Atkins and wife by deed from Lula Sanders Abernathy, of record in Book 2340, Page 625, said Register's Office; thence with the center of said Road, South 86° East 125 feet; thence North 2° East 700 feet to a point in the center of Whites Creek; thence North 87° 40' West 300 feet; thence South 2° West 268 feet to an Axel, being said Atkins' Northwest corner; thence with said Atkins' Northern boundary line, Eastwardly 175 feet to said Atkins' Northeast corner; thence South 2° West 419.8 feet to the beginning, containing 3.12 acres, more or less.

Commonly known as: 3857 Abernathy Road, Nashville, Tennessee 37218

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 Secretary of Housing and Urban Development of Washington, D.C., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 5 day of May, 2004.

Chris Palmer
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 L. Cox, 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 5 day of May, 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
Cade Cox

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Cade L. Cox, 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 5 day of May, 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:
Secretary of Housing and Urban Development
c/o Golden Feather Realty Services, Inc.
2500 Michelson Avenue, Suite 100
Irvine, California 92616

Parcel No. 069-00-0031.00

FHA No. 483-311580-88

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