RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mary Josephine Easley and Jane Earline Brooks Ransom

GRANTEE(s)
Citibank N.A., as Trustee

Davidson County DEEDTRS
Recvd: 08/16/04 15:15 3pgs
Fees:18.00 Taxes:345.95
20040816-0098940

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 28, 2001 and recorded on December 7, 2001 as Instrument No. 20011207-0135179 in the Register's Office of Davidson County, Tennessee, Mary Josephine Easley, and Jane Earline Brooks Ransom conveyed to David R. Wilson, as Trustee for Chase Manhattan Mortgage Corp., 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 11, 2004 as Instrument No. 20040511-0053873 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 August 4, 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 Citibank N.A., as Trustee, at and for the sum of $93,500.00, 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 Citibank N.A., as Trustee 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 Citibank N.A., as Trustee, 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 part of Lot Number 1 on the Plan of Aldrich Heights, Section 2 as of record in Plat Book 2133, Page 128, Register's Office for Davidson County, Tennessee. Said Lot Number 1, fronts 134.57 feet on the North side of Ewing Lane (or Drive), and runs back between lines measuring 173.52 feet on the West line and 176.43 feet on the East line to a dead line in the rear measuring 102.33 feet thereon. Included in this description but expressly excluded in this conveyance are Parcels 1 and 2 described in that certain deed of record in Book 5361, Page 786, said Register's Office. Being the same property conveyed to Mary Josephine Easley and Jane Earline Brooks Ransom,

by Warranty Deed from Johnny I. Woods and wife, Mamie L. Woods, dated 08/31/1998 and recorded 09/01/1998 in Book 11092, Page 197, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 419 Ewing Drive, Nashville, Tennessee 37207

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 Citibank N.A., as Trustee, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 4 day of Aug, 2004.

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

Christopher L. Palmer, Manager
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Christopher L. Palmer, Manager 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 4 day of Aug, 2004.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 7-24-2006

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 $93,500.00, 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, Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Christopher L. Palmer, Manager 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 4 day of Aug, 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:
Citibank N.A., as Trustee
10790 Rancho Bernardo Road
San Diego, CA 92127

Parcel No. 060-01-0-045.00

DSTDeedforPMIFEDTAX_BBoone_040804_1340

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