Davidson County DEEDTRS
Recvd: 08/27/04 13:02 3pgs
Fees:17.00 Taxes:0.00
20040827-0103897

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Toni M. Ragsdale

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

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 28, 1998 and recorded on January 6, 1999 at Book 11285, Page 782 in the Register's Office of Davidson County, Tennessee, Toni M. Ragsdale conveyed to Rhonda Jennings, as Trustee for GMAC Mortgage Corporation, 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 **Robert M. Wilson Jr.** as Successor-Trustee by instrument of record recorded on February 20, 2004 as Instrument No. 20040220-0019640 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 April 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 GMAC Mortgage, at and for the sum of $88,322.58, that being the highest and best bid offered; and

WHEREAS, the said GMAC Mortgage 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 GMAC Mortgage of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as 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:

> Situated in Davidson County, Tennessee, being Lot Number 9 on the Plan of Oakwood Subdivision as of record in Plat Book 5210, Page 149, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot. Being a portion of the same property conveyed to Toni M. Ragsdale, an unmarried person, by deed from Cody Builders Ltd. of record in Book 10257, Page 322, said Register's Office.

W&A No. 902-203656

Commonly known as: 1208 Sylvia Drive, Madison, Tennessee 37115

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 7 day of Apr, 2004.

Robert M. Wilson Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr. 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 7 day of Apr, 2004.

Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski 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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr. 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 7 day of Apr, 2004.

Lena M. Nacke
Notary Public

My Commission Expires:

NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp 8-10-2011

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
LenStar

Parcel No. 043-01-0 156.00

FHA No. 483-263757-0-703
DSTDeedforHUD_MSobanski_040407_1338

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