RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Linda L. Morgan and Mary Morgan

GRANTEE(s)
Francis Fuzzell and Maryann Fuzzell

Davidson County DEEDTRS
Recvd: 08/31/04 08:01 3pgs
Fees:18.00 Taxes:400.31
20040831-0104868

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 5, 2002 and recorded on February 19, 2002 as Instrument No. 20020219-0020882 in the Register's Office of Davidson County, Tennessee, Linda L. Morgan, and Mary Morgan conveyed to Joan H. Anderson, as Trustee for Mortgage Company of America, 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 March 29, 2004 as Instrument No. 20040329-0035171 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 14, 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 Francis Fuzzell and Maryann Fuzzell, at and for the sum of $108,192.99, 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 Francis Fuzzell and Maryann Fuzzell 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 Francis Fuzzell and Maryann Fuzzell, 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 428 on the plan of Bradford Hills, Section Six, of record in Book 7900, Page 6, amended in Book 7900, Page 290, Register's Office for said county, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Linda L. Morgan and Mary Harris Morgan by deed from Yazoian Construction, Inc. of record in Book 8555, Page 948, Register's Office for Davidson County, Tennessee.

Commonly known as: 1220 Crestfield Drive, Nashville, Tennessee 37211

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 Francis Fuzzell and Maryann Fuzzell, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 14 day of Apr, 2004.

Christopher L. Palmer, Manager
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Christopher L. Palmer, Manager, 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 14 day of Apr, 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 $108,192.99, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Francis Fuzzell

Maryann Fuzzell

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,192.99
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 20 04.
Deputy Register

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Francis Fuzzell and Maryann Fuzzell, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Francis Fuzzell and Maryann Fuzzell
3545 Couchville Pike
Hermitage, TN 37076

Parcel No. 172-12-0 B 100.00

DSTDeedfor3rdParty_mhouston_040414_1159

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

W&A No. 700-204171