Davidson County DEEDTRS
Recvd: 09/02/04 09:09 3pgs
Fees:17.00 Taxes:0.00
20040902-0106161

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James L. Jones

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

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 24, 1999 and recorded on December 1, 1999 at Book 11763, Page 368 in the Register's Office of Davidson County, Tennessee, James L. Jones conveyed to James R. Bellar, as Trustee for Mortgage Portfolio Services, Inc., 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 January 21, 2004 as Instrument No. 20040121-0008118 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 June 16, 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 Wells Fargo Bank N.A. as Trustee for the Benefit of the Certificateholders of Reperforming Loan Remic Trust Certificates, Series 2002-1, at and for the sum of $100,374.06, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank N.A. as Trustee for the Benefit of the Certificateholders of Reperforming Loan Remic Trust Certificates, Series 2002-1 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 Bank N.A. as Trustee for the Benefit of the Certificateholders of Reperforming Loan Remic Trust Certificates, Series 2002-1 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:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot Number 9 on the Plan of Bailey Subdivision, as of record in Book 5800, Page 93,

Register's Office for Davidson County, Tennessee, to which plan reference made for a more complete description of said lot. Being the same property conveyed to James L. Jones, unmarried by Warranty Deed from Due West Properties, LLC., a Tennessee Limited Liability Company of record in Book 11763, Page 365, said Register of Deeds Office for Davidson County, Tennessee.

Commonly known as: 215 East Due West Avenue, 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 16 day of June, 2024.

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

Robby M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Robby M. Wilson, Jr., 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 16 day of June, 2024.

Notary Public

My Commission Expires:

R. DENICE TAYLOR NOTARY PUBLIC MY COMM. EXP. 08-25-32 PULASKI CO., ARKANSAS

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.

Robby M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared Robby M. Wilson, Jr., 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 16 day of June, 2014.

Notary Public

My Commission Expires: R. DENICE TAYLOR NOTARY PUBLIC PULASKI CO. ARKANSAS MY COMM. EXP. 09-25-12

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. 051-08-0 211

FHA No. 483-2747606-703

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