Davidson County DEEDTRS
Recvd: 09/02/04 12:36 3pgs
Fees:18.00 Taxes:417.89
20040902-0106366

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jodi M. Judson

GRANTEE
Federal National Mortgage Association

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 7, 2000 and recorded on December 13, 2000 as Instrument No. 20001213-0122796 in the Register's Office of Davidson County, Tennessee, Jodi M. Judson conveyed to Tim Ferguson-County of Davidson, as Trustee for North American Mortgage Company, 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 **WILSON & ASSOCIATES, PLLC** as Successor Trustee by instrument of record recorded on July 29, 2004 as Instrument No. 20040729-0091113 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 said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on August 18, 2004 at the Gaylord Entertainment Center in Nashville, Tennessee, 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 Washington Mutual, at and for the sum of $112,942.33, that being the highest and best bid offered; and

WHEREAS, the said Washington Mutual has assigned its interest in the said property to the Federal National Mortgage Association, 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 Washington Mutual 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the Easterly 30 feet of Lot 1, and the Westerly 30 feet of Lot 2, on the Plan of Matthews Place, of record in Book 1424, Page 61, Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl, surveyor, dated February 3, 1969 as follows: said parts of Lots 1 and 2 front together 60 feet on the Southerly side of Greenwood Avenue, as relocated and runs back 199 feet, on the Easterly line and 198 feet, on the Westerly line in the rear, measuring 60 feet thereon. Being the same property conveyed to Jodi Judson, by Warranty Deed from Harold Holland and Wife, Elizabeth Goodwin Holland, dated March 30, 1995, and recorded April 3, 1995 in Book 9633, Page 742, Register's Office for Davidson County, Tennessee.

Commonly known as: 1720 Greenwood Avenue, Nashville, Tennessee 37206

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 Federal National Mortgage Association, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 18 day of Aug, 2004.

Christopher L. Palmer, Manager
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, Manager as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 18 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

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 $112,942.33, 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
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, Manager as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 18 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:
Federal National Mortgage Association
c/o Washington Mutual Bank, FA
9451 Corbin Avenue, Mailstop N010204
Northridge, CA 91324

Parcel No. 083-02-0 276.00

DSTDeedforFNMA_scockrell_040818_1511

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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