Davidson County DEEDTRS
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Fees:18.00 Taxes:379.30
20040909-0109142

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

Instrument #: 2001416-0036503

Responsible Taxpayer and Property Owner:
Tax Parcel No. 017-00-0-162.00

Name: Federal National Mortgage Association

Address: c/o Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

Common Description: 5167 Brick Church Pike
Goodlettsville, TN 37072

Legal Description: Land in Davidson County, Tennessee described as follows, to wit: in the 10th Civil Distirct of Davidson County, TN fronting on the south side of Brick Church Pike, and described according to a survey of L.B. Petty, Dated July 13,1956 as followings; beginning at a post at the southerly margin of Brick Church Pike at the corner Waggoner's property; thence south 54 degrees west 150 feet with the south right of way of said road; thence south 60 degrees west 15' 258 feet with he south right of way of said road;thence south 38 deg. 10' west 275 feet with the south right of said road to a corner post; thence south 39 deg. 30' east 137.20 feet to a 16" sycamore tree;thence south 79 deg. 30' east 214.5 feet to a cornerpost; thence north 71 deg. east 414 feet to a corner post in the Waggoner west line; thence north 21 deg. 30' west 474.5 feet to the beginning post.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $102,514.29 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 31st day of August, 2004

Notary Public
My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES 12/27/2007

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Robert G. Moncreif and Pepper E. Moncreif** dated **1-29-01** and recorded **4-16-01** in **Instrument #: 2001416-0036503**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Countrywide Home Loans,Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Tuesday,**August 31, 2004** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **COuntrywide Home Loans, Inc.** became the highest and best bidder(s) at and for the sum of **$102,514.29** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, **Countrywide Home Loans, Inc.** directed and instructed the undersigned to transfer, convey and assign the real estate described herein to the **Federal National Mortgage Association,** and to deliver the deed of reconveyance to said Department;

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Federal National Mortgage Association,** Grantee, the following described real estate, to wit

Land in Davidson County, Tennessee described as follows, to wit: in the 10th Civil Distirct of Davidson County, TN fronting on the south side of Brick Church Pike, and described according to a survey of L.B. Petty, Dated July 13,1956 as followings; beginning at a post at the southerly margin of Brick Church Pike at the corner Waggoner's property; thence south 54 degrees west 150 feet with the south right of way of said road; thence south 60 degrees west 15' 258 feet with he south right of way of said road;thence south 38 deg. 10' west 275 feet with the south right of said road to a corner post; thence south 39 deg. 30' east 137.20 feet to a 16" sycamore tree;thence south 79 deg. 30' east 214.5 feet to a cornerpost; thence north 71 deg. east 414 feet to a corner post in the Waggoner west line; thence north 21 deg. 30' west 474.5 feet to the beginning post.

To HAVE AND TO HOLD said described real estate unto the

Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of thecovenants and warranties contained in the Deed of Trust recorded in **Instrument #: 2001416-0036503**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 31st day of August, 2004.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 31st day of August, 2004.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 12/27/07.

MY COMMISSION EXPIRES 12/27/2007