RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dan Estok a/k/a Daniel M. Estok

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 09/13/04 11:17 3pgs
Fees:18.00 Taxes:275.90
20040913-0110101

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 25, 2003 and recorded on July 14, 2003 as Instrument No. 20030714-0097853 in the Register's Office of Davidson County, Tennessee, Dan Estok a/k/a Daniel M. Estok conveyed to Dennie R. Marshall, as Trustee for Mortgage Electronic Registration Systems, Inc., (MERS) solely as nominee for GMAC Mortgage Corporation DBA ditech.com, 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, P.L.L.C** as Successor Trustee by instrument of record recorded on July 9, 2004 as Instrument No. 20070709-0081764 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 September 1, 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 Mortgage Electronic Registration Systems, Inc., at and for the sum of $74,567.06, that being the highest and best bid offered; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc. 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 Mortgage Electronic Registration Systems, Inc. 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:

> All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as more fully described in deed book 11459, page 257, ID# 95-11-88, being known and designated as said Lot 30 fronts 114 feet on the Northerly side of Pittswood Drive and extends back between lines 198.5 feet on the Westerly line and 137.6 feet on the Easterly line to a dead line in the rear on which it measures

80 feet. By Fee Simple Deed from Claude W. Nelson and Carolyn Nelson and David Westley Nelson as set forth in Book 11459 page 257 dated 04/29/1999 and recorded 05/03/1999, Davidson County Records, State of Tennessee.

Commonly known as: 2212 Pittswood Drive, Nashville, Tennessee 37214

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 1 day of Sept, 2004

Christopher L. Palmer, Manager
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
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 1 day of Sept, 2004.

Lena M. Nacfe
Notary Public

My Commission Expires:

[illegible]
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 $74,567.06, 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)
)ss:.
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 1 day of Sept, 2004.

Lena M. Nagle
Notary Public

My Commission Expires: [illegible]
Pulaski County, AR
My Commission Exp 8-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
c/o GMAC Mortgage
500 Enterprise Road
Horsham, PA 19044

Parcel No. 095-11-0-88.00

DSTDeedforFNMA_MSobanski_040901_1521

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