RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carnell Ballard and Patricia Ballard

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

Davidson County DEEDTRS
Recvd: 10/20/04 15:27 3pgs
Fees:17.00 Taxes:0.00
20041020-0126476

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 16, 2001 and recorded on June 28, 2001 as Instrument No. 20010628-0068810 in the Register's Office of Davidson County, Tennessee, Carnell Ballard, and Patricia Ballard conveyed to Henry B. Allison III, as Trustee for Franklin 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 the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on February 23, 2004 as Instrument No. 04029300 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 May 19, 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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., at and for the sum of $65,806.86, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. 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. successor by merger to Wells Fargo Home Mortgage, 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 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 13th Civil District of Davidson County, Tennessee, and being further described as follows: Being Lot Number 11 on the Plan of the Re-subdivision of Lots Numbers 1 through 8 of Block Number 2, in G. T. Sheegog's Subdivision,

not of record, said Lot Number 11 begins in the center of the Asylum Road at a point 298.00 feet Northeasterly from the center of Hydes Ferry Pike and said Asylum Road; and said point of beginning being the common corners of Lots Numbers 11 and 12 in said plan; thence with the dividing line, between said Two Lots Southeasterly 250.00 feet to a dead line; thence with said dead line Northeasterly 50.00 feet to a point the Northeasterly line of said Lot Number 11; thence Northwesterly with said line 250.00 feet to the center of said Asylum Road; thence with the center of the same Southwesterly 50.00 feet to the point of beginning. Being the same property conveyed to Carnell Ballard by deed from Reginald Ballard and wife Judie S. Ballard dated May 16, 2001 and filed as Instrument Number 20010628-0068809 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1712 County Hospital Road, Nashville, Tennessee 37218

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 19th day of May, 2004.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., 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 19th day of May, 2004.

DONNA JEAN BRYANT NOTARY PUBLIC PULASKI COUNTY, AR COMM. EXP. 8-4-2010

Notary Public

My Commission Expires: 8/4/10

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.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., 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 19th day of May, 2004.

DONNA JEAN BRYANT NOTARY PUBLIC PULASKI COUNTY, AR COMM. EXP. 8-4-2010

Notary Public

My Commission Expires: 8/4/10

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

Parcel No. 080-04-0-059.00

FHA No. 483-2914514-703

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