RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Franklin C. Mitchell and Tamara D. Mitchell

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 11/12/04 13:20 3pgs
Fees:18.00 Taxes:349.88
20041112-0136338

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 19, 2003 and recorded on May 27, 2003 as Instrument No. 20030527-0071404 in the Register's Office of Davidson County, Tennessee, Franklin C. Mitchell, and Tamara D. Mitchell conveyed to Cohen & Cohen, as Trustee for First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans, 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on September 30, 2004 as Instrument No. 20040930-0118110 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 October 20, 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 First Horizon Home Loan Corp., at and for the sum of $94,563.43, that being the highest and best bid offered; and

WHEREAS, the said First Horizon Home Loan Corp. 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 First Horizon Home Loan Corp. 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:

> Land in Davidson County, Tennessee, being Lot Number 55 on the Plan of Moss Wood Subdivision, as a record in Book 2663, page 102, Register's Office for said County. Said Lot fronts 60 feet on the west side of Ries Avenue and runs back 150.7 feet on the north line and 146 feet on the south line to a broken line in the rear which it measures 56.6 feet. Being the same property conveyed to Franklin C. Mitchell and wife, Tamara Mitchell by deed from Anthony R. Rager and wife, Vicky L. Rager of record in Book 8609, page 911, Register's Office for Davidson County, Tennessee. Franklin C. Mitchell and Franklin C. Mithcell are one and the same person. Tamara D. Mitchell and Tamara Mitchell are one and the same person.
>
> Commonly known as: 711 Ries Avenue, Nashville, Tennessee 37209

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 20 day of Oct, 2004.

Christopher L. Palmer
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, 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 20 day of Oct, 2004.

Lena M. Nagle
Notary Public

My Commission Expires: _____

Lena M. Nagle
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 $94,563.43, 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
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, 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 20 day of Oct, 2004.

Lena M. Nagle
Notary Public

My Commission Expires: _____

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
c/o First Horizon Home Loan Corporation

4000 Horizon Way
Irving, TX 75063

Parcel No. 091-05-0 037.00

DSTDeedforFNMA_MSobanski_041020_1433

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