RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Darrell D. Armstrong and Tina Armstrong

GRANTEE
Secretary of Veterans Affairs

Davidson County DEEDTRS
Recvd: 11/12/04 14:39 3pgs
Fees:17.00 Taxes:0.00
20041112-0136456

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 22, 1998 and recorded on May 28, 1998 at Book 10948, Page 699 in the Register's Office of Davidson County, Tennessee, Darrell D. Armstrong, and Tina Armstrong conveyed to Gary B. Fisher of Rutherford County, TN, 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 **Wilson & Associates, P.L.L.C.** as Successor Trustee by instrument of record recorded on May 12, 2004 as Instrument No. 20040512-0054318 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 November 3, 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 CitiMortgage, Inc., at and for the sum of $112,807.00, that being the highest and best bid offered; and

WHEREAS, the said CitiMortgage, Inc. has assigned its interest in the said property to the Secretary of Veterans Affairs, 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 CitiMortgage, 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 Veterans Affairs, 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 99 on the plan of Harbor Gate Section Two revised of record in Plat Book 6250, Page 33, Register's Office for said County, to which reference is made for a more complete description. Being the same property conveyed to grantors by deed of even date being recorded simulntaneously herewith.

Commonly known as: 3024 High Rigger Drive, Nashville, Tennessee 37217

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 Veterans Affairs, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 3 day of Nov, 2004

WILSON AND ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
Tel. 501-219-9388

By: _____
Christopher L. Palmer,
Partner/Member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Before me, Lena M. Nagle, a Notary of said State and County aforesaid, personally appeared Christopher L. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Partner/Member of Wilson and Associates, PLLC, the within name bargainor, a limited liability company, an that he as such Partner/Member, being authorized so to do executed the foregoing instrument for the purpose contained, by signing the name of Christopher L. Palmer, by himself as such Partner/Member.

Witness my hand and seal at office in Little Rock, Arkansas this 3 day of Nov, 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 $0.00, 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)

Before me, Lena M. Nagle a Notary of said State and County aforesaid, personally appeared Christopher L. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Partner/Member of Wilson and Associates, PLLC, the within name bargainor, a limited liability company, an that he as such Partner/Member, being authorized so to do executed the foregoing instrument for the purpose contained, by signing the name of Christopher L. Palmer, by himself as such Partner/Member.

Witness my hand and seal at office in Little Rock, Arkansas this 3 day of Nov, 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:
Department of Veterans Affairs
Regional Office
110 9th Avenue South
Nashville, Tennessee 37203

Parcel No. 150-02-0-276.00

VA No. 20-20-6-0462508
DST\DeedforVA_MSobanski_041103_1426

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