RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Willie C. Swanson, Jr. and Anglela Phillips

GRANTEE
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 11/12/04 14:40 3pgs
Fees:18.00 Taxes:272.90
20041112-0136458

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 16, 2001 and recorded on March 27, 2001 as Instrument No. 20010327-0029130 in the Register's Office of Davidson County, Tennessee, Willie C. Swanson, Jr., and Anglela Phillips conveyed to All Star Title, as Trustee for First Horizon Home Loan Corporation, 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 **Robert M. Wilson, Jr.** as Successor Trustee by instrument of record recorded on January 2, 2004 as Instrument No. 20040102-0000024 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 First Horizon Home Loan Corp., at and for the sum of $73,757.74, 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 461 on the Plan of Bordeaux Hills Subdivision, Section 9, Book 4175, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description. Being the same property conveyed to Willie C. Swanson, Jr. and Anglela C. Phillips, unmarried by Deed from James Paul Buford, unmarried dated 2/10/00, recorded 2/29/00 in Instrument Number 20000290019831, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James Paul Buford and wife, Helen C. Buford by deed from Randall Phillips Builders Inc. Book 4541, Page 345, dated 08/29/71. Property address 3301 Cocoa Dr. Nashville, Tennessee 37218.

Commonly known as: 3301 Cocoa Drive, 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 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 3 day of Nov, 2004.

Robert M. Wilson, Jr.
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, Robert M. Wilson, Jr., 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 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 $ 73,757.74 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.
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, Robert M. Wilson, Jr., 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 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:
Federal National Mortgage Association
c/o First Horizon Home Loan Corporation
4000 Horizon Way
Irving, TX 75063

Parcel No. 080-07-0124.00

DSTDeedforFNMA_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