Davidson County DEEDTRS
Recvd: 12/10/04 13:06 3pgs
Fees:18.00 Taxes:510.99
20041210-0147343

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Elaina Consiglio

GRANTEE(s)
Mortgage Electronic Registration Systems, Inc.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 31, 2002 and recorded on January 7, 2003 as Instrument No. 20030107-0002347 in the Register's Office of Davidson County, Tennessee, Elaina Consiglio conveyed to Arnold M. Weiss, Attorney, as Trustee for America's Wholesale Lender, 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 November 15, 2004 as Instrument No. 20041115-0136641 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 24, 2004 at the Davidson County Courthouse 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 $138,105.00, that being the highest and best bid offered; 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 Mortgage Electronic Registration Systems, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Situated in the 10th Civil District of Davidson County, Tennessee, described as Tract I on a survey of the T. W. Drake Farm by Ernest Medlin, Surveyor, dated October 12, 1979, as follows: Beginning at a point on the North margin of Brick Church Pike at the Southwest corner of the property of T. W. Drake, of record in Deed Book 1494, page 249, Register's Office for Davidson County Tennessee, thence with Drake's West line North 2 degrees 47 minutes 10 seconds East 605.25 feet to an iron pin; thence continuing with his West line North 1 degree 55 minutes 20 seconds East 1604.21 feet to Drake's Northwesterly corner; thence with the North line of Drake North 48 degrees 46 minutes 20 seconds East 158.24 feet to a point; thence South 2 degrees 00 minutes West 1712.70 feet to a point; thence North 88 degrees 00 minutes West 65.5 feet to a point; thence South 2 degrees 00 minutes West 590.46 feet to a point in the North margin of Brick Church Pike; thence along the margin of said pike South 74 degrees 47 minutes West 50 feet to the beginning, containing 5.01 acres. Being the same property conveyed to Elaina Consigilo by Quitclaim Deed from Charles D. Consiglio of record in Instrument Number 20000302-0020647, and by Warranty Deed from Ross Johnson Drake and Stephen E. Leidweiser, agent of Third National Bank, Trustee of the George Marshall Drake Trust Under Will of record in Book 7321, Page 862, Register's Officer for Davidson County, Tennessee.

Commonly known as: 5460 Brick Church Pike, Goodlettsville, Tennessee 37072

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 Mortgage Electronic Registration Systems, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 24 day of NOV, 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 24 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 $138,105.00, 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)

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 24 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

W&A No. 726-204238/726-68251

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Electronic Registration Systems, Inc.
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

Parcel No. 018-00-0124.00

DSTDeedforPMI_dtaylor_041124_1252

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