RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Charlene Cooper

GRANTEE(s)
Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

Davidson County DEEDTRS
Recvd: 12/14/04 08:35 3pgs
Fees:18.00 Taxes:287.54
20041214-0148167

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 22, 1996 and recorded on May 29, 1996 at Book 10063, Page 817 in the Register's Office of Davidson County, Tennessee, Charlene Cooper conveyed to James A. Crislip, as Trustee for First Choice Mortgage, a Tennessee 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on October 27, 2004 as Instrument No. 20041027-0129096 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 17, 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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., at and for the sum of $77,713.77, 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 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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot Number 26B on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, as of record in Book 5800, Page 191, amended in Book 6250, Page 314, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property conveyed unto Charlene Cooper, by Deed recorded June 8, 1995, in Deed Book 9695, Page 200, of the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1223 Clubhouse Lane, Antioch, Tennessee 37013

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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 17th day of November, 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 17th day of November 2004.

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

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 $77,713.77, 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 17th day of November 2004.

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

Notary Public

My Commission Expires: 8/4/10

PROPERTY OWNER AND AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N. A. sucessor by merger to Wells Fargo Home Mortgage Inc
P.O. Box 1217
Charlotte, NC 28201-1217

Parcel No. 162-16-0 66.00

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
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(501) 219-9388