RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Margaret Bowlds

GRANTEE
Secretary of Veterans Affairs

Davidson County DEEDTRS
Recvd: 12/14/04 08:36 3pgs
Fees:17.00 Taxes:0.00
20041214-0148168

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 27, 2002 and recorded on December 6, 2002 as Instrument No. 20021206-0150513 in the Register's Office of Davidson County, Tennessee, Margaret Bowlds conveyed to Franklin Title & Escrow, 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on October 18, 2004 as Instrument No. 20041018-0125214 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 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, NA successor by merger to Wells Fargo Home Mortgage, Inc., at and for the sum of $119,857.00, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, 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 Wells Fargo Bank, NA 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 Secretary of Veterans Affairs, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 17 on the Plan of White Pine Estates, as of record at Instrument No. 20000130-069319, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to David Arnold Bowlds, (The said David Arnold Bowlds having since died in testate on November 11, 2002, thereby leaving his interest to the sole surviving tenant by the entity, Margaret Bowlds.) and wife Margaret Bowlds by deed from T. F. Homes, Inc, dated April 26, 2001 and filed for record on April 30, 2001 in Book 20010430, page 0043227, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3473 White Pine Drive, Nashville, Tennessee 37214

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 24th 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 24th 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 $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)

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 24th 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:
Department of Veterans Affairs
Regional Office
110 9th Avenue South
Nashville, Tennessee 37203

Parcel No. 108040B01700C0

VA No. 20-20-6-0502023

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