RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mark E. Brown and Minta Brown

GRANTEE(s)
Bank One National Association as Trustee

Davidson County DEEDTRS
Recvd: 12/14/04 08:48 3pgs
Fees:18.00 Taxes:255.84
20041214-0148174

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 25, 2001 and recorded on May 8, 2001 as Instrument No. 20010508-0047759 in the Register's Office of Davidson County, Tennessee, Mark E. Brown, and Minta Brown conveyed to Transcontinental Title Company, as Trustee for First Franklin Financial 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 March 11, 2003 as Instrument No. 20030311-0032161 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 October 27, 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 Bank One National Association as Trustee, at and for the sum of $69,144.78, 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 Bank One National Association as Trustee 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 Bank One National Association as Trustee, 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 591 on the Plan of Section Five, Phase One, Haynes Manor, as of record in Plat Book 4460, Page 35, amended in Book 4650, Page 232, Register's Office for said county, to which plan reference is made for a more complete description. Being the same property conveyed to Mark E. Brown and wife, Minta L. Brown, by Quitclaim Deed from Floretta J. Gooch Van Leer, dated June 3, 1993, and recorded June 4, 1993 in Book 8972, Page 415, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3887 Crouch Drive, Nashville, Tennessee 37207

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 Bank One National Association as Trustee, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 27 day of October, 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 27 day of October, 2004.

Notary Public

My Commission Expires: 05-25-12

DENICE T. [illegible] NOTARY PUBLIC PULASKI CO. ARKANSAS

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 $ 69,144.78, 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 27 day of October, 2004.

Notary Public

My Commission Expires: [illegible]

[illegible] NOTARY PUBLIC PULASKI CO. ARKANSAS

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank One National Association as Trustee
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

Parcel No. 059-17-3140

DSTDeedforPM!_dtaylor_041027_1538

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