Davidson County DEEDTRS
Recvd: 12/17/04 08:36 3pgs
Fees:18.00 Taxes:281.85
20041217-0149885

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Michael King and Mildred King

GRANTEE
Federal Home Loan
Mortgage Corporation

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 20, 2002 and recorded on August 1, 2002 as Instrument No. 20020801-0092353 in the Register's Office of Davidson County, Tennessee, Michael King, and Mildred King conveyed to Archer Land Title, Inc., as Trustee for Ace Mortgage Funding, Inc., 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 25, 2004 as Instrument No. 20041025-0127748 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 Fifth Third Mortgage Company, at and for the sum of $76,175.22, that being the highest and best bid offered; and

WHEREAS, the said Fifth Third Mortgage Company has assigned its interest in the said property to the Federal Home Loan Mortgage Corporation, 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 Fifth Third Mortgage Company 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 Home Loan Mortgage Corporation, 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 in Davidson County, in the State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 227 on the map of Joywood Heights, Section 2, as of record in Book 1130, Pages 92 and 93, said Register's Office for said County. Said Lot No. 227 fronts 60 feet on the Westerly side of Woodyhill Drive and runs back 196.9 feet on the Northerly line and 195.2 feet on the Southerly line, to a deadline, measuring 60 feet thereon. Subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1130, Page 92.93, said Register's Office.

Commonly known as: 2620 Woodyhill 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 the Federal Home Loan Mortgage Corporation, 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.

Notary Public

My Commission Expires: Angela M. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10 20[illegible]

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 $76,175.22, 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.

Notary Public

My Commission Expires: Angela M. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10 20[illegible]

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
c/o Fifth Third Bank
Madisonville Operations Center
Cincinnati, OH 45263

Parcel No. 071-04-0 026.00

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