RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Forrest M. Garrett and Patricia A. Garrett

GRANTEE(s)
Mortgage Electronic Registration Systems, Inc.

Davidson County DEEDTRS
Recvd: 01/31/05 08:25 3 pgs
Fees:18.00 Taxes:272.99
20050131-0010749

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 31, 2003 and recorded February 5, 2003, as Instrument No. 20030205-0015883 in the Register's Office of Davidson County, Tennessee, Forrest M. Garrett, and Patricia A. Garrett 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 December 8, 2004 as Instrument No. 20041208-0146493 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 January 12, 2005 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 Mortgage Electronic Registration Systems, Inc., at and for the sum of $73,780.18, 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:

> Land in Davidson County, Tennessee, being Lot No. One Hundred and Seven (107) on the Plan of Trimble's First Addition to Nashville, as of record in Book 19, page 220, Register's Office for said County. Said Lot No. 107 fronts fifty (50) feet on the southerly side of Trimble Street, and runs back between parallel lines one hundred and sixty (160) feet to an alley. Being the same property conveyed to Forrest M. Garrett and wife, Patricia A. Garrett by deed dated 12/2/98 from Nancy E. Palmer of record in Book 11232, page 166, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 11 Trimble Street, Nashville, Tennessee 37210

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 12 day of Jan, 2005.

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 12 day of Jan, 2005.

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 $73,780.18, 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 12 day of Jan, 2005.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

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

W&A No. 726-79667

Parcel No. 105-03-316

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