RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
William H. Hughes

GRANTEE(s)
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 03/09/05 13:01 5 pgs
Fees:27.00 Taxes:0.00
20050309-0026269

Davidson County DEEDTRS
Recvd: 02/24/05 12:08 3 pgs
Fees:17.00 Taxes:0.00
[redacted]
20050224-0020500

TRUSTEE'S DEED

RE-RECORD

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 1, 2000 and recorded June 5, 2000, as Instrument No. 200006050055436 in the Register's Office of Davidson County, Tennessee, William H. Hughes conveyed to Denise Haraseviat, Sumner County, as Trustee for GMAC Mortgage 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 27, 2003 as Instrument No. 20030327-0040129 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 February 9, 2005 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY 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 GMAC Mortgage, at and for the sum of $151,866.09, that being the highest and best bid offered; and

WHEREAS, the said GMAC Mortgage has assigned its interest in said property to the Federal National Mortgage Association, 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 GMAC Mortgage 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 Federal National Mortgage Association, 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 Unit Number 132, on the Plan of Townhomes of Fredericksburg, Phase 1, Section 4, as shown on plat of record in Plat Book 9700, Page 648, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Being the same property conveyed to William H. Hughes, an unmarried man, by deed from Allison Lee Colston, an unmarried woman, and Michael R. Colston and wife, Mary Katharine Colston, which deed is being recorded simultaneously herewith.
>
> Commonly known as: 641 Old Hickory Boulevard, Brentwood, Tennessee 37027
>
> Tax Parcel No.: 171-03-0-B-192.00 CO

The above-described property is conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

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 National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 9 day of Feb, 2005.

Robert M. Wilson, Jr.
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
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 9 day of Feb, 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 $0.00, 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
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 who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 9 day of Feb, 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 OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
2 Galleria Tower
13455 Noel Rd Ste 600
Dallas, TX 75240

DEEDTrusteeforFNMASTATETaxOnly_phicks_050215_1114

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

WILSON & ASSOCIATES, P.L.L.C.

Wilson & Associates, P.L.L.C.
Attorneys at Law

1521 Merrill Drive
Suite D-220
Little Rock, AR 72211
501-224-5239 (ext. 3900)
Fax 501-219-9458

January 5, 2005

Department of Revenue, State of Tennessee
c/o Wilbur Hooks
Andrew Jackson Bldg, 4th Floor 500 Deaderick Street
Nashville, TN 37242

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED CAN BE USED FOR THE PURPOSE OF COLLECTING THAT DEBT.

RE: William H. Hughes
641 Old Hickory Boulevard
Brentwood, Tennessee 37027
Loan No. 0503278202 / W&A No. 902-52113

Dear Mr Hooks:

Please be advised that the sale pertaining to the real estate (and any improvements thereon) commonly known as 641 Old Hickory Boulevard, Brentwood, Tennessee 37027, is scheduled to be held on **February 9, 2005 at 10:00 A.M. at the Davidson County Courthouse in Nashville, Tennessee.**

THE FIRM OF WILSON & ASSOCIATES, P.L.L.C. COLLECTS DEBTS FOR MORTGAGE LENDERS. ANY INFORMATION OBTAINED IN THIS REGARD MAY BE USED FOR THAT PURPOSE.

Sincerely,

WILSON & ASSOCIATES, P.L.L.C.

Christopher L. Palmer

rl/ch

CCERTIFIEDtoCorpDefreSaleNotice_6_Charris_050104_711

$27

90-52113

2/9

REVENUE ENFORCEMENT DIVISION

PHIL BREDESEN
Governor

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

LOREN L. CHUMLEY
Commissioner

January 13, 2005

Christopher L. Palmer
Wilson and Associates
1521 Merrill Dr, Suite D220
Little Rock, AR 72211

Re: Foreclosure Sale of Property Owned by: **William H Hughes**
Entity Number: **002[redacted]-1698**

Dear Mr. Palmer:

This is in reference to your letter dated January 5, 2005 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **February 9, 2005** is **$523.83**.

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (closing statement), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Becky Tallas

Becky Tallas, Supervisor
Special Procedures Section
Revenue Enforcement Division

BT/rp

c: *file*