Davidson County DEEDTRS
Recvd: 03/10/05 09:54 3 pgs
Fees:17.00 Taxes:0.00
20050310-0026499

**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Darryll W. Buckley and Sherrie A. Buckley**

**GRANTEE(s)**
**Federal Home Loan Mortgage Corporation**

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 15, 2003 and recorded September 16, 2003, as Instrument No. 20030916-0135676 in the Register's Office of Davidson County, Tennessee, Darryll W. Buckley, and Sherrie A. Buckley conveyed to PRLAP, Inc., as Trustee for Bank of America, N.A., 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 January 12, 2005 as Instrument No. 200543690112000 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 16, 2005 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 of America, N.A., at and for the sum of $39,149.19, that being the highest and best bid offered; and

WHEREAS, the said Bank of America N.A. is successor to Bank of America N.A. has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, 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 Bank of America N.A., 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, State of Tennessee, described as follows; to wit: Land in Davidson County, Tennessee, being the Westerly 45 feet of the Easterly 90 feet of Lots Numbers 74, 75 and 76 on the plan of Bransford Realty Company's Subdivision of the Mazey Avenue and Gallatin Road Property, as of record in Book 332, Page 44, Register's Office for said County. Said par of Lots Numbers 74, 75 and 76 front 45 feet on the Southerly side of Leland Avenue and runs back between parallel line 150 feet to the Northerly line of Lot Number 77. Being that parcel of land conveyed to Darryl W. Buckley and wife, Sherrie A. Buckley from Leslie H. Chaffin, a widow by that deed dated 06/01/1990 and recorded 06/05/1990 in Deed Book 8123, at Page 63 of the Davidson County, TN Public Registry. Tax Map Reference: 07206029300.

Commonly known as: 1126 Leland Avenue, Nashville, Tennessee 37216

Tax Parcel No.: 072-006-0-293.00

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 Federal Home Loan Mortgage Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seals this 7 day of March, 05.

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 7 day of March 05.

TRICIA FREDINBURG
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 07-20-14

Notary Public

My Commission Expires: _____

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 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 _____ this 7 day of March 05.

TRICIA FREDINBURG
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 07-20-14

Notary Public

My Commission Expires: _____

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Federal Home Loan Mortgage Corporation
C/O Bank of America N.A.
Legal Department
PO Box 17404
Baltimore, MD 21297

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