Davidson County DEEDTRS
Recvd: 03/16/05 08:59 3 pgs
Fees:18.00 Taxes:421.73
20050316-0028703

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Anna Thomas and Cora Foster

GRANTEE(s)
Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc.

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 28, 2004 and recorded July 2, 2004, as Instrument No. 20040702-0079241 in the Register's Office of Davidson County, Tennessee, Anna Thomas, and Cora Foster conveyed to Arnold M. Weiss, Esq., as Trustee for Wells Fargo Bank, N.A. sucessor by merger to Wells Fargo Home Mortgage, 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 January 28, 2005 as Instrument No. 20050128-0010426 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 23, 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 Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc., at and for the sum of $113,980.40, 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 Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, 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 Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, 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 the southerly 2 feet of the easterly 101 feet of Lot No. 107 and the Easterly 101 feet of Lots No. 108 and 109 on the plan of record in Book 21, Page 84 and 85, Register's Office for said county. Said parts of Lots No. 107, 108, and 109 front together 72 feet on the Westerly side of Maury Street and runs back between parallel lines with the Northerly margin of Pain Street 101 feet to a dead line. Being the same property conveyed to the Grantor by Warranty Deed of record in Instrument No. 20040702-0079239, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 84 Maury Street, Nashville, Tennessee 37210
>
> Tax Parcel No.: 093-16-0-070.00

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 Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 28 day of Feb, 2005.

Christopher L. Palmer
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, 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 28 day of Feb, 2005.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $113,980.40, 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
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 foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 28 day of Feb, 2005.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc.
3476 Stateview
Ft. Mill, SC 29715

DEEDTrusteeforPMI_JCoady_050224_927

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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(501) 219-9388