Davidson County DEEDTRS
Recvd: 03/18/05 09:50 3 pgs
Fees:18.00 Taxes:619.00
20050318-0029838

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Montrose Elmore Johnson, Jr. and Linda Sue Johnson

GRANTEE(s)
Accredited Home Lenders, Inc., a California Corporation

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 23, 1999 and recorded January 3, 2000, as Instrument No. 200001030000511 in the Register's Office of Davidson County, Tennessee, Montrose Elmore Johnson, Jr., and Linda Sue Johnson conveyed to Colin Inc., Hendersonville, Tennessee 37075, as Trustee for Accredited Home Lenders Inc., a California 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on February 2, 2005 as Instrument No. 200502020011987 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 March 2, 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 Accredited Home Lenders, Inc., a California Corporation, at and for the sum of $167,296.77, 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 Accredited Home Lenders, Inc., a California Corporation 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 Accredited Home Lenders, Inc., a California Corporation, 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 Number 2 on the Plan of Resubdivision of Reserved Parcels 271-272, Nix Walker Property of record in Book 5210, Page 126, Register's Office for said County. Said Lot Number 2 fronts 55 feet on the Northerly margin of Nebraska Avenue and extends back between parallel lines 130 feet to a dead line in the rear, measuring 55 feet thereon. Being the same property conveyed to Montrose Elmore Johnson, Jr. and wife, Linda Sue Johnson by instruments of record in 10790, Page 788 and Book 8443, Page 807, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4902 Nebraska Avenue, Nashville, Tennessee 37209
>
> Tax Parcel No.: 103-03-0 271.00

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 Accredited Home Lenders, Inc., a California Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 2nd day of March, 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 2nd day of March 2005.

DONNA JEAN BRYANT NOTARY PUBLIC PULASKI COUNTY, AR COMM. EXP. 8-4-2010

Notary Public

My Commission Expires: 8/4/10

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 $167,296.77, 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 Conway this 2nd day of March, 2005.

DONNA JEAN BRYANT NOTARY PUBLIC PULASKI COUNTY, AR COMM. EXP. 8-4-2010

Notary Public

My Commission Expires: 8/4/10

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Accredited Home Lenders, Inc., a California Corporation
17089 Via Del Campo
Building 3, Second Floor
San Diego, CA 92127

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