RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Zelia A. Rucker

GRANTEE(s)
Manufacturers and Traders Company, as trustee, on behalf of the holder of the ContiMortgage Home Equity Loan Trust 1996-1 Certificates

Davidson County DEEDTRS
Recvd: 03/29/05 09:57 3 pg
Fees:18.00 Taxes:146.76
20050329-0033410

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 27, 1995 and recorded December 13, 1995, at Book 9886, Page 841 in the Register's Office of Davidson County, Tennessee, Zelia A. Rucker conveyed to G. Ronald Hall, A Resident of Giles County, as Trustee for Consumer 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on February 16, 2005 as Instrument No. 20050216-0017487 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 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 Manufacturers and Traders Company, as trustee, on behalf of the holder of the ContiMortgage Home Equity Loan Trust 1996-1 Certificates, at and for the sum of $39,663.97, 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 Manufacturers and Traders Company, as trustee, on behalf of the holder of the ContiMortgage Home Equity Loan Trust 1996-1 Certificates 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 Manufacturers and Traders Company, as trustee, on behalf of the holder of the ContiMortgage Home Equity Loan Trust 1996-1 Certificates, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the Easterly half of Lot No. 22 on the plan of Moore's Addition of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee. Said Half of Lot No. 22 fronts 50 feet on the northerly side of Moore Avenue and runs back 148 1/4 feet between parallel lines. Being all the same property conveyed to Zelia A. Rucker, unmarried by deed from Jaime Roy Hepburn and Tracy Thomas Hepburn of record in book 8035, page 112 Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 618 Moore Avenue, Nashville, Tennessee 37203
>
> Tax Parcel No.: 307.00

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 Manufacturers and Traders Company, as trustee, on behalf of the holder of the ContiMortgage Home Equity Loan Trust 1996-1 Certificates, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 28 day of March 01.

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 March 01.

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 $39,663.97, 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 AR

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer 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 28 day of March 01.

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:
Manufacturers and Traders Company, as trustee, on behalf of the holder of the ContiMortgage Home Equity Loan Trust 1996-1 Certificates
C/O Select Portfolio Servicing
3815 South West Temple
Salt Lake City, UT 84115

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