**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Loyd W. Bridges and Ethel A. Bridges**

**GRANTEE(s)**
**Federal National Mortgage Association**

Davidson County DEEDTRS
Recvd: 03/29/05 15:31 3 pgs
Fees:17.00 Taxes:0.00
20050329-0034017

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 10, 2003 and recorded April 22, 2003, as Instrument No. 20030422-0053018 in the Register's Office of Davidson County, Tennessee, Loyd W. Bridges, and Ethel A. Bridges conveyed to Transcontinental Title, as Trustee for Challenge Financial Investors, Corp., 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 8, 2005 as Instrument No. 20050208-0014406 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 Mortgage Electronic Registration Systems, Inc., at and for the sum of $79,026.15, that being the highest and best bid offered; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc. 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 Mortgage Electronic Registration Systems, 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 Federal National Mortgage Association, 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 Lots Nos 1517 and 1519 of Block No. 30, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said county. Said Lots Nos. 1517 and 1519 front 25 feet each on the Northerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Loyd W. Bridges and wife, Ethel A. Bridges, by deed from Mary Ann Catherine Walker, dated 03/30/1972 and recorded 04/13/1972 in Book 4592, page 161, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 5608 Louisiana Avenue, Nashville, Tennessee 37209
>
> Tax Parcel No.: 091-06-0-226.00

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 the Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 11 day of Mar, 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 11 day of Mar, 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.

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 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 LittleRock, Arkansas this 11 day of Mar, 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
Two Galleria Tower
13455 Noel Road, Ste 600
Dallas, TX 75240-5003

DEEDTrusteeforFNMA_MNagle_050302_1647

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