Davidson County DEEDTRS
Recvd: 04/18/05 13:49 2 pgs
Fees:13.00 Taxes:156.88
20050418-0042884

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
William H. Mallard

GRANTEE(s)
Chase Manhattan Bank USA, N.A.

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 10, 1997 and recorded February 18, 1997, at Book 10351, Page 826 in the Register's Office of Davidson County, Tennessee, William H. Mallard conveyed to Marka Murphy, as Trustee for Chase Manhattan Bank USA, 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 June 19, 2003 as Instrument No. 20030619-0084789 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 April 6, 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 Chase Manhattan Bank USA, N.A., at and for the sum of $42,400.00, 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 Chase Manhattan Bank USA, 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 Chase Manhattan Bank USA, N.A., 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 situated in Davidson County, State of Tennessee, described as follows, to-wit: Being the Easterly 50 feet of Lot Number 59 and the Easterly 50 feet of the Northerly part of Lot Number 56 on the map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee. Said part of Lot Number 59 fronts 50 feet on the Southerly side of Duke Street and together with said part of Lot Number 56 run back between parallel lines 100 feet, more or less, to a dead line. Being the same property conveyed unto William H. Mallard and wife, Ruby Frances Mallard, by Deed recorded June 25, 1991, in Book 8382, Page 781, of the Register's Office for Davidson County, Tennessee. Ruby Frances Mallard, now being deceased.
>
> Commonly known as: 334 Duke Street, Nashville, Tennessee 37207.
>
> Tax Parcel No.: 071-08-040.00

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 Chase Manhattan Bank USA, N.A., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 15 day of April, 2005.

Robert M. Wilson, Jr.
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

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 15 day of April, 2005.

Shannon L. Defoor
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

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 $42,400.00, 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~~ Saline

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 AR this 15 day of April, 2005.

Notary Public

My Commission Expires: Shannon L. Defoor
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chase Manhattan Bank USA, N.A.
3415 Vision Drive
Columbus, OH 43219

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