RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James D. Bruce and Lisa M. Bruce

GRANTEE(s)
Francis and Maryann Fuzzell

Davidson County DEEDTRS
Recvd: 04/22/05 08:35 2 pg
Fees:13.00 Taxes:319.57
20050422-0044827

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 2000 and recorded on December 4, 2000 as Instrument No. 20001204-0119066 in the Register's Office of Davidson County, Tennessee, James D. Bruce, and Lisa M. Bruce conveyed to Carol Conatser, as Trustee for CitiMortgage, 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 the undersigned **Robert M. Wilson, JR.** as Successor-Trustee by instrument of record recorded on April 7, 2004 as Instrument No. 20040407-0039811 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 the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on May 12, 2004 at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, 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 Francis and Maryann Fuzzell, at and for the sum of $86,370.00, 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 Francis and Maryann Fuzzell 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 Francis and Maryann Fuzzell, 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 No. 10 on the Plan of Elysian Park, Section two, as of record in Book 2854, Page 40, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description. Being the same property conveyed to Grantors by deed of even date, being recorded simultaneously herewith.
>
> Commonly known as: 4838 Sheffield Drive, Nashville, Tennessee 37211

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 Francis and Maryann Fuzzell, and unto its successors and assigns.

W&A No. 817-204052 /67686

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 14 day of Apr, 2005

Robert M. Wilson, JR.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 14 day of Apr, 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 $86,370.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Francis Fuzzell

Maryann Fuzzell

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 86,370.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APR 20 05

Deputy Register

W&A No. 817-204052