**RECORDING LEGEND**

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Matthew W. Kust and Bonnie J. Kust**

**GRANTEE**
Secretary of Housing and Urban Development of Washington, D.C.

Davidson County DEEDTRS
Recvd: 04/29/05 13:55 3 pgs
Fees:17.00 Taxes:0.00
20050429-0047926

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 7, 2003 and recorded on February 12, 2003 as Instrument No. 20030212-0019307 in the Register's Office of Davidson County, Tennessee, Matthew W. Kust, and Bonnie J. Kust conveyed to Arnold M. Weiss, Attorney, as Trustee for Countrywide Home Loans, 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on December 2, 2004 as Instrument No. 20041202-0143870 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 December 22, 2004 at the Gaylord Entertainment Center 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 $153,956.64, that being the highest and best bid offered; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc. has assigned its interest in the said property to the Secretary of Housing and Urban Development of Washington, D.C., and unto 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 said Secretary of Housing and Urban Development of Washington, D.C., 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 all of Lot No. 81, on the Plan of Section One, Old Hickory Hills, Section 1, as shown by plat appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Being the same property conveyed to Matthew W. Kust by deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, as of record in Instrument No. 20030212-0019306, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 7153 Legacy Drive, Antioch, Tennessee 37013

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 Secretary of Housing and Urban Development of Washington, D.C., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 22 day of Dec, ~~2005.~~ 2004

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
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 22 day of Dec, ~~2005.~~ 2004

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)
)ss:.
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 22 day of Dec, ~~2005.~~ 2004

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, TN 37214

Parcel No. 182-06-0A 081.00

FHA No. 4833223828703

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