Davidson County DEEDTRS
Recvd: 06/02/05 15:47 3 pg
Fees:17.00 Taxes:0.00
20050602-0062787

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Terry M. Watson and Laura Watson

GRANTEE(s)
Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

CORRECTED TRUSTEE'S DEED

This Corrected Trustee's Deed is being submitted for recording to correct an error in the Acknowledgement in deed of record on July 23, 2004 as Instrument No. 20040723-0088420 in the Register's Office of Davidson County, Tennessee.

WHEREAS, by Deed of Trust dated August 26, 2003 and recorded on September 10, 2003 as Instrument No. 20030910-0132341 in the Register's Office of Davidson County, Tennessee, Terry M. Watson, and Laura Watson conveyed to Arnold M. Weiss of Shelby County, Tennessee, as Trustee for Wells Fargo Home Mortgage, 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 **WILSON & ASSOCIATES, P.L.L.C.** as Successor-Trustee by instrument of record recorded on June 18, 2004 as Instrument No. 20040618-0072318 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 June 23, 2004 at the Gaylord Entertainment Center 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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., at and for the sum of $70,075.35, 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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, 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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the easterly 100 feet of Lot No. 20 and the 100 feet adjacent to and east of the easterly line of said Lot No. 20, on an unrecorded Plat of William I. Love's Larkin Spring Tract, compiled by Mrs. N.W. Myatt, dated February 28, 1940, as follows:
> Beginning at a point on the south margin of an unnamed Road, 1000 feet east of the point of intersection of said south margin and the east margin of Larkin Spring Road, said point of intersection being 1519 feet south of the point of intersection of the east margin of Larkin Spring Road and the south line of Block "A" of Anderson Subdivision, as of record in Book 974, pages 36 and 37, Register's Office; thence easterly with said south margin of said unnamed Road 200 feet to a point; southerly parallel to the east margin of Larkin Spring Road, 200 feet to the line fence between Grantor's property and the Nashville Agricultural & Normal Institute Property; thence westerly with said line fence 200 feet to a point; thence northerly 200 feet, parallel to Larkin Spring Road, to the point of beginning. Being the same property conveyed to Laura Watson by Deed from Arthur Vanderboss and wife, Dorothy Vanderboss, dated April 3, 2001, and recorded December 3, 2001, in Instrument No. 200112030132112, Register's Office for Davidson County, Tennessee; the said Laura Watson having conveyed her interest in said property to Terry M. Watson and Laura Watson, husband and wife, by Quitclaim Deed dated December 3, 2001 and recorded December 6, 2001, in Instrument No. 200112060134360, said Register's Office.
>
> Commonly known as: 256 Manzano Drive, Madison, Tennessee 37115

W&A No. 717-204202

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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 11 day of May, 2005.

WILSON & ASSOCIATES, P.L.L.C.

Christopher L. Palmer, Partner
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, Matt Martin, a Notary of said State and County aforesaid, personally appeared Christopher L. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Member of Wilson and Associates, PLLC, a limited liability company, an that he as such Member, being authorized so to do executed the foregoing instrument for the purpose contained, by signing the name of Christopher L. Palmer, by himself as such Member.

Witness my hand and seal at office in Little Rock, Arkansas this 11 day of May, 2005.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $70,075.35, 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, Partner

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, Matt Martin, a Notary of said State and County aforesaid, personally appeared Christopher L. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Member of Wilson and Associates, PLLC, a limited liability company, an that he as such Member, being authorized so to do executed the foregoing instrument for the purpose contained, by signing the name of Christopher L. Palmer, by himself as such Member.

Witness my hand and seal at office in Little Rock, Arkansas this 11 day of May, 2005.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.
3476 Stateview
Ft. Mill, SC 29715

Parcel No. 05204000100

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