Davidson County DEEDTRS
Recvd: 07/06/05 08:59 3 pg
Fees:18.00 Taxes:281.57
20050706-0077190

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Millicent Diane Waller

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

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 18, 2004 and recorded September 3, 2004, as Instrument No. 20040903-0107065 in the Register's Office of Davidson County, Tennessee, Millicent Diane Waller conveyed to Arnold M. Weiss, Esq., Shelby County, as Trustee for Wells Fargo Bank, 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on May 20, 2005 as Instrument No. 20050520-0056914 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 June 15, 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 Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc., at and for the sum of $76,100.88, 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, NA 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, NA 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:

> Land in Davidson County, Tennessee, being Lot 27 in Cumberland Nurseries Subdivision, of Blocks 23, 24, 26 and 27, a plan of which is of record in Book 161, page 139, Register's Office for Davidson County, Tennessee. Said Lot No. 27 fronts 50 feet on the North side of Lutie Street and extends back between parallel lines 187 ½ feet, more or less, to an alley. Being the property conveyed in Warranty Deed from Robert Holtkamp to Millicent Diane Waller, dated 09/30/1998, recorded 10/01/1998, in Deed Book 11137, Page 158, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 210 Lutie Street, Nashville, Tennessee 37210.

Tax Parcel No.: 119-05-0 213.00

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 Wells Fargo Bank, NA 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 29 day of June, 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 29 day of June, 2005.

Notary Public

My Commission Expires: Angela M. Galiano 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 $76,100.88, 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 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 _____ this 29 day of June, 2005.

Notary Public

My Commission Expires: _____

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

Angela M. Galiano NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

DEEDTrusteeforPMI_agaliano_050617_1034

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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