RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Phil Bullard

GRANTEE(s)
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 07/18/05 11:20 3 pgs
Fees:17.00 Taxes:0.00
20050718-0083021

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 26, 2001 and recorded October 3, 2001, as Instrument No. 20011003-0107367 and re-recorded on November 19, 2001, as Instrument No. 20011119-0126341 in the Register's Office of Davidson County, Tennessee, Phil Bullard conveyed to Arnold M. Weiss, Attorney, as Trustee for America's Wholesale Lender, 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 October 8, 2004 as Instrument No. 20041008-0122174 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 22, 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 Bank of New York, as Trustee, at and for the sum of $99,418.97, that being the highest and best bid offered; and

WHEREAS, the said Bank of New York, as Trustee has assigned its interest in said property to the Federal National Mortgage Association, 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 Bank of New York, as Trustee 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Located in the county of Davidson, state of Tennessee: Being Lot Number 140 on the Plan of Glencliff Estates, Section IV of record in Book 3122, Page 73, Register's Office for said county. Said Lot Number 140 fronts 94 feet on the Southerly side of Browning Road and runs back between parallel lines 221 feet to a dead line. Being the same property conveyed to Ruth Bates Mullins, by Warranty Deed from Charles Edward Mullins, dated July 15, 1961 and recorded July 19, 1961 in Book 3578, Page 33, in the Register's Office for Davidson County, Tennessee. And further being conveyed to Phil Bullard by Warranty Deed recorded in Instrument #20011003-0107366 in the said county of Davidson.
>
> Commonly known as: 310 Browning Road, Nashville, Tennessee 37211.
>
> Tax Parcel No.: 1-19-04-0 083

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 Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 12th day of July, 05.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Faulkner

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 12th day of July, 05.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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
COUNTY OF ~~PULASKI~~ Faulkner

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Little Rock AR this 12th day of July, 05.

Notary Public

My Commission Expires: _____

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
Two Galleria Tower
13455 Noel Road, Suite 600
Dallas, Texas 75240-5003

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