Davidson County DEEDTRS
Recvd: 07/20/05 13:00 4 pgs
Fees:23.00 Taxes:295.20

20050720-0084384

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 2001-0214-0014297

Responsible Taxpayer and Property Owner:
Tax Parcel No. 120-00-0 077.00

Name: Countrywide Home Loans, Inc. Address: 7105 Corporate Drive Plano, TX 75024

Common Description: 1208 Currey Road
Nashville, TN 37217
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $80,055.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 23rd day of June, 2005.

Notary Public
My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 12/27/2007

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Roger Gaudin, Jr.,** dated **2/2/2001** and recorded **2/14/2001** at **INST. NO. 2001-0214-0014297**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth

therein, payable to the order of **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender,** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **June 23, 2005** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville,** TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Mortgage Electronic Registration Systems, Inc.** became the highest and best bidder(s) at and for the sum of **$80,055.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, **Mortgage Electronic Registration Systems, Inc.** directed and instructed the undersigned to transfer, convey and assign the real estate described herein to the **Countrywide Home Loans, Inc.,** and to deliver the deed of reconveyance to said Corporation;

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Countrywide Home Loans, Inc.,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded **at INST. NO. 2001-0214-0014297**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 23rd day of June, 2005.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 23rd day of June, 2005.

Notary Public

My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES
12/27/2007

File No.: 11002478

EXHIBIT A

Land in Davidson County, Tennessee; being part of Lot No. 1 in the Subdivision of Lot No. 4 on the map of the Ensley Lands, as of record in Plan Book 2, page 70, Chancery Court at Nashville, described according to a survey by R.L. Montoya Land Surveying, Inc, dated September 9, 1996, as follows: Beginning at a point 319.28 feet as measured along the Easterly margin of McGavock Pike from an iron rod (old) in the Northwest corner of a tract conveyed to Malcolm Barrett and a corner in the original deed to H.C. Ellis in Book 1404, page 353 and said corner being next to Seven Oaks Park; thence, South 86 degrees 15 minutes East a distance of 159.71 feet to an iron pin (old); thence, South 1 degree 45 minutes West, a distance of 263.29 feet to an iron pin (new) at the Northerly margin of Currey Road; thence, North 86 degrees 15 minutes West , a distance of 159.0 feet to an iron pin (new) at the Northerly margin of Currey Road and Easterly margin of McGavock Pike; thence along the Easterly margin of McGavock Pike North 1 degree 35 minutes 44 seconds East, a distance of 263.32 feet to the point of beginning containing 40,966.07 square feet or 0.94 acres more or less.

Being the same property conveyed to Roger Gaudin Jr. by Deed from H.C. Ellis and wife, Annie E. Ellis dated 9/11/96, recorded 9/13/96 in Book 10190, page 385, Register's Office for Davidson County, Tennessee.
Property Address:
1208 Currey Road
Nashville, Tennessee 37217