RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James W. Peden and Linda R. Peden

GRANTEE(s)
Wachovia Bank, N. A.

Davidson County DEEDTRS
Recvd: 08/08/05 10:17 2 pgs
Fees:13.00 Taxes:220.15

20050808-0093058

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 5, 2004 and recorded March 18, 2004, as Instrument No. 20040318-0030957 in the Register's Office of Davidson County, Tennessee, James W. Peden, and Linda R. Peden conveyed to David R. Wilson, as Trustee for Chase Manhattan Mortgage Corp., 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 July 21, 2005 as Instrument No. 20050721-0084799 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 July 27, 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 Wachovia Bank, N. A., at and for the sum of $59,500.00, 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 Wachovia Bank, N. A. 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 Wachovia Bank, N. A., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEING Lot No. 28 on the map of Happy Valley, Section B, not of record and described according to a survey made by Hal R. Swann, Jr., surveyor, dated May 15, 1965 as follows: BEGINNING at a point in the Northerly margin of Bobby Avenue, at a point 600 feet East of the Easterly margin of Cooper Lane, said point being the corner Lots 27 and 28; thence with the line between two said lots, northwardly 140 feet to a point; thence Eastwardly 75 feet to a corner of Lot 28 and 29; thence with the line between said lots, Southwardly 140 feet to the Northerly margin of Bobby Avenue; thence with said avenue, Westwardly 75 feet to the beginning. Being the same property conveyed to James W. Peden, and wife Linda R. Peden by Warranty Deed on 03/09/1998 in Book 10829, Page 283, of the Public Records of Davidson County, Tennessee.

Commonly known as: 2725 Bobby Avenue, Nashville, Tennessee 37216.

Tax Parcel No.: 073-01-0 078.00

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 Wachovia Bank, N. A., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 3 day of Aug, 2005

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI Saline

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 3 day of Aug, 2005.

Shannon L. Defoor
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

Notary Public

My Commission Expires: _____

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 $59,500.00, 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 Saline

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 AR this 3 day of Aug, 2005

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wachovia Bank, N. A.
10790 Rancho Bernardo Road
San Diego, CA 92127

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