RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James Russell Elkins

GRANTEE(s)
Mortgage Electronic Registration Systems, Inc.

Davidson County DEEDTRS
Recvd: 08/16/05 09:01 3 pgs
Fees:18.00 Taxes:800.93

20050816-0096679

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 3, 2002 and recorded October 21, 2002, as Instrument No. 20021021-0128707 in the Register's Office of Davidson County, Tennessee, James Russell Elkins conveyed to Mary Frances Rudy, 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 **WILSON & ASSOCIATES** as Successor Trustee by instrument of record recorded on July 12, 2004 as Instrument No. 20040712-0082910 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 Mortgage Electronic Registration Systems, Inc., at and for the sum of $216,466.76, 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 Mortgage Electronic Registration Systems, 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 Mortgage Electronic Registration Systems, 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 No. 7 on the Plan of Resubdivision of Lots 4, 5, 6, and 7, Sheffield on the Harpeth, Phase 1, as shown on the plat of record in Plat Book 6900, Page 494, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and legal description of said lot. Being the same property conveyed to James Russell Elkins by deed dated October 1, 1999 and filed for record on October 19, 1999 in Book 11707, Page 888, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James Russell Elkins by Warranty Deed recorded on October 19, 1999 at/as Book 11707 Page 888 in the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 7005 Waterbury Point, Nashville, Tennessee 37221.
>
> Tax Parcel No.: 141-15-0-D-007.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1) and/or subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

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 Mortgage Electronic Registration Systems, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 9 day of Aug, 05.

Christopher L. Palmer, Member, Wilson & Associates, PLLC as Successor Trustee.

WILSON & ASSOCIATES, PLLC
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
Tel. 501-219-9388

By: _____
Christopher L. Palmer, Member

Before me, Misty M. Sobanski 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 9 day of Aug, 05.

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 $216,466.76, 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, Wilson & Associates, 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 9 day of Aug, 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:
Mortgage Electronic Registration Systems, Inc.
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

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