RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kevin B. Smith and Jeannette Stroud a/k/a Jeannette M. Stroud

GRANTEE(s)
Homecomings Financial Network, Inc

Davidson County DEEDTRS
Recvd: 09/16/05 09:40 3 pgs
Fees:18.00 Taxes:254.69

20050916-0111440

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 18, 2000 and recorded January 4, 2001, as Instrument No. 20010104-0001216 in the Register's Office of Davidson County, Tennessee, Kevin B. Smith, and Jeannette Stroud a/k/a Jeannette M. Stroud conveyed to Terry Beville, as Trustee for EquiCredit Corporation of America, 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 **AARON L. SQUYRES** as Successor Trustee and **KARYN TIERNEY** as Co-Trustee by instrument of record recorded on August 16, 2005 as Instrument No. 20050816-0096681 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 September 7, 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 GMAC Mortgage, at and for the sum of $68,836.00, that being the highest and best bid offered; and

WHEREAS, the said GMAC Mortgage has assigned its interest in said property to the Homecomings Financial Network, Inc., 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 GMAC Mortgage 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 Homecomings Financial Network, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

The following described real estate situated, lying and being in the County of Davidson, State of Tennessee, to wit: Being parts of Lots Numbers 13 and 14 on the map of Sarah A. McIntosh's Subdivision of certain Lots in the Old Daniel Young Tract as of record in Book 332 at Page 71, Register's Office for said County, described partly according to a survey made by Watkins and Murray, Surveyors, April 18, 1947, as follows: Beginning at an iron pin and stake on the Easterly margin of the New Buena Vista Highway at the Southwest corner of the property conveyed to James Sanford and wife, by deed from James F. Randolls and wife, of record in Book 2014 at Page 169, said Register's Office; thence with the Southern boundary line of said Sanford property; South 60 degrees 30 minutes East 772.6 feet to a stake; thence South 55 degrees 30 minutes West 109.4 feet to stake; thence North 60 degrees 30 minutes West 705 feet, more or less, to the Easterly margin of said Highway; thence with the same, North 23 degrees East 100 feet to the beginning. Being the same property conveyed to Kevin B. Smith, unmarried, and Jeanette M. Stroud, unmarried, joint tenants with the right of survivorship, by Warranty deed from Carolyn Jean Carter and spouse, Paul Carter, dated March 5, 1993, recorded March 9, 1993 in Book 8883, Page 212, Register's Office for Davidson County, Tennesse.

Commonly known as: 2830 Buena Vista Park, Nashville, Tennessee 37218.

Tax Parcel No.: 070-02-0 032.00

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 the Homecomings Financial Network, Inc., its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 14 day of Sept, 05.

Karyn Tierney

Aaron L. Squyres
Successor Trustee

Karyn Tierney
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 14 day of Sept, 05.

Misty M Sobanski

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 $68,836.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karyn Tierney

Aaron L. Squyres
Successor Trustee

Karyn Tierney
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Karyn Tierney, as Co-Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 14 day of Sept, 05.

Misty M Sobanski

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:
Homecomings Financial Network, Inc.
C/O GMAC Mortgage
500 Enterprise Road
Suite 150
Horsham, PA 19044

DEEDTrusteeforFNMA_phicks_050908_1731

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