**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**John A. Baker, Sr.**

**GRANTEE(s)**
**Citibank, N.A. as Trustee**

Davidson County DEEDTRS
Recvd: 09/21/05 09:14 2 pgs
Fees:13.00 Taxes:561.42
20050921-0113326

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 7, 2001 and recorded December 21, 2001, as Instrument No. 20011221-0141027 in the Register's Office of Davidson County, Tennessee, John A. Baker, Sr. conveyed to First National Financial Title Services, as Trustee for Chase Manhattan Mortgage Corporation, 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 **TERSA LARSON** as Co-Trustee by instrument of record recorded on August 22, 2005 as Instrument No. 20050822-0099994 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 Citibank, N.A. as Trustee, at and for the sum of $151,734.34, 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 Citibank, N.A. 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 said Citibank, N.A. as Trustee, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows: BEING Lot Number 75 on the plan of ENCHANTED HILL, Section 2, a plat of which is of record in Plat Book 3700, Page 27, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed unto John A Baker, Sr., a life estate in and to the above described tract of land, with a remainder to John A. Baker, Jr., Renee T. Baker, and Yolette B. Armstrong, as tenants in common by Quitclaim Deed from John A. Baker, Sr. a widower, dated April 30, 2001, recorded May 1, 2001, in Instrument No. 20010501-0043911, of the Register's Office for Davidson County, Tennessee. See also Book 5094, Page 109, Book 8949, Page 726, Book 10277, Page 454, of the same Office.
>
> Commonly known as: 4341 Enchanted Circle, Nashville, Tennessee 37218.
> Tax Parcel No.: 069-02-0 035-00

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).

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 Citibank, N.A. as Trustee, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19 day of Sept, 2005

Tersa Larson

Aaron L. Squyres, Successor Trustee
by Tersa Larson, Co-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, Tersa Larson, 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 19 day of Sept, 2005.

Notary Public

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

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 $151,734.34, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tersa Larson
Co-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, Tersa Larson, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 19 day of Sept, 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:**
Citibank, N.A. as Trustee
10790 Rancho Bernardo Road
San Diego, CA 92127

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