RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Virginia L. Catron a/k/a Virginia Catron

GRANTEE(s)
Federal National Mortgage Association

Davidson County DEEDTRS
Recvd: 11/07/05 15:06 3 pgs
Fees:17.00 Taxes:0.00
20051107-0134795

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 18, 2003 and recorded August 29, 2003, as Instrument No. 20030829-0125561 in the Register's Office of Davidson County, Tennessee, Virginia L. Catron a/k/a Virginia Catron conveyed to Arnold M. Weiss, as Trustee for Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Homecomings Financial Network, Inc., 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 October 14, 2005 as Instrument No. 20051014-0123966 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 October 26, 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., as a separate corporation that is acting solely as a nominee for Homecomings Financial Network, Inc. and Homecomings Financial Network, Inc.'s successors and assigns, at and for the sum of $59,705.60, that being the highest and best bid offered; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Homecomings Financial Network, Inc. and Homecomings Financial Network, Inc.'s successors and assigns has assigned its interest in said property to the Federal National Mortgage Association, 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 Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Homecomings Financial Network, Inc. and Homecomings Financial Network, Inc.'s successors and assigns 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 Federal National Mortgage Association, 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, to-wit: Being Lot Number 25 of Block "D" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County.
Said Lot Number 25 fronts 100 feet on the westerly side of Bixler Avenue and runs back between parallel lines, 225 feet to a dead line. Being the same property conveyed to Virginia L. Catron by virtue of a Quitclaim Deed dated February 14, 1994, from Virginia Louise Mears Hire a/k/a Virginia Louise Mears Hire Catron, of record in Book 9250, Page 247, Register's Office for Davidson County, Tennessee.

Commonly known as: 609 Bixler Avenue, Madison, Tennessee 37115.
Tax Parcel No.: 043-09-0 057.00

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 Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 3 day of NOV, 05.

Aaron L. Squyres, Successor Trustee
by 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 3 day of NOV, 05.

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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karyn Tierney, 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 3 day of NOV, 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:

Federal National Mortgage Association
Two Galleria Tower
13455 Noel Road, Suite 600
Dallas, Texas 75240-5003

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