RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Joseph L. Johnson and Margaret Johnson a/k/a Margaret Ann Johnson

GRANTEE(s)
Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2

Davidson County DEEDTRS
Recvd: 12/05/05 14:44 2 pgs
Fees:13.00 Taxes:167.00
20051205-0146068

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 31, 1999 and recorded April 7, 1999, at Book 11422, Page 268 in the Register's Office of Davidson County, Tennessee, Joseph L. Johnson, and Margaret Johnson a/k/a Margaret Ann Johnson conveyed to Leroy J. Ellis, III, as Trustee for Fidelity Mortgage 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 **ANGELA MARTIN** as Co-Trustee by instrument of record recorded on October 27, 2005 as Instrument No. 20051027-0129591 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 November 16, 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 Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2, at and for the sum of $45,134.43, 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 Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2 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 Wells Fargo Bank, Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2, 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 located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 7 on the Map of Spence Circle, of record in Book 1424, page 62, Register's Office for said County. Said Lot No. 7 fronts 65 feet on the South side of Spence Circle and runs back between parallel lines 234 feet to a dead line. Being the same property conveyed to Joseph L. Johnson and wife, Margaret Ann Johnson by deed from Lucille Calamusa of record in Book 9904, page 954, Register's Office for Davidson County, Tennessee.

Commonly known as: 1507 Spence Court, Nashville, Tennessee 37210.

Tax Parcel No.: 094-16-0009.00

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 Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 2nd day of December, 2005.

Aaron L. Squyres, Successor Trustee
by Angela Martin, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Angela Martin, 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 2nd day of December, 2005.

MELISSA G. RUDDER NOTARY PUBLIC MY COMM. EXP. SEPT. 8, 2014 PULASKI CO., ARKANSAS

Melissa G. Rudder
Notary Public

My Commission Expires: 9-8-2014

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 $45,134.43, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela Martin
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Angela Martin, 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 Little Rock this 2nd day of December, 2005.

MELISSA G. RUDDER NOTARY PUBLIC MY COMM. EXP. SEPT. 8, 2014 PULASKI CO., ARKANSAS

Melissa G. Rudder
Notary Public

My Commission Expires: 9-8-2014

PROPERTY OWNER OR AGENT RESPONSIBLE FOR PAYMENT OF TAXES
Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

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