RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Charles R. Tygard and Delores Tygard

GRANTEE(s)
JP Morgan Chase Bank F/K/A Chase Manhattan Bank As Trustee C/O Residential Funding Corporation

Davidson County DEEDTRS
Recvd: 12/09/05 09:30 3 pgs
Fees:18.00 Taxes:683.32
20051209-0148029

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 29, 2003 and recorded June 4, 2003, as Instrument No. 20030604-0077198 in the Register's Office of Davidson County, Tennessee, Charles R. Tygard, and Delores Tygard conveyed to Cumberland Title Company, as Trustee for Mortgage Lenders Network USA, 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 SQUYRES** as Successor Trustee and **CHRIS GRAY** as Co-Trustee by instrument of record recorded on November 10, 2005 as Instrument No. 20051110-0136232 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 23, 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 JP Morgan Chase Bank F/K/A Chase Manhattan Bank As Trustee C/O Residential Funding Corporation, at and for the sum of $184,682.16, 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 JP Morgan Chase Bank F/K/A Chase Manhattan Bank As Trustee C/O Residential Funding Corporation 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 JP Morgan Chase Bank F/K/A Chase Manhattan Bank As Trustee C/O Residential Funding Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 43 on the Plan of Nashboro Village, Tract 8, 9 and 10, as of record in Plat Book 5200, Page 186-189, and amended in Book 6680, page 902, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
> Being the same property conveyed to Charles R. Tygard, unmarried by deed from Charles R. Tygard to W. William Davis Trustee of record in Deed Instrument #20021017-0127706, Register's Office for said County.

Commonly known as: 2400 Ravine Drive, Nashville, Tennessee 37217.

Tax Parcel No.: 135-16-0-A 027.00 CO

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 JP Morgan Chase Bank F/K/A Chase Manhattan Bank As Trustee C/O Residential Funding Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 6 day of December 2005.

Aaron Squyres, Successor Trustee
by Chris Gray, 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, Chris Gray, 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 6 day of December, 2005.

Notary Public

My Commission Expires: Angela M. Galiano
NOTARY PUBLIC
Pulaski 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 $184,682.16, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chris Gray
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, Chris Gray, 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 [illegible] this 6 day of December, 2005.

Notary Public

My Commission Expires: _____

Angela M. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank F/K/A Chase Manhattan Bank As Trustee C/O Residential Funding Corporation
132 Welsh Road
Suite 100
Horsham, PA 19044

DEEDTrusteeforPMI_JCoady_051123_1500

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