Davidson County DEEDTRS
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Fees:18.00 Taxes:566.10
20060106-0001909

SUCCESSOR TRUSTEE'S DEED

STATE OF Arkansas)
COUNTY OF Pulaski)

The actual consideration or value, whichever is greater, for this transfer is $153,000.00.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 29th day of December, 2005.

ANGEL A. WEBB NOTARY PUBLIC COM. EXP. 5-18-2009 PULASKI COUNTY AR

Notary Public

My commission expires: 5-18-09

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
Bank of America, N.A.
C/o Fidelity National Foreclosure
& Bankruptcy Solutions
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Send Tax Bills To:
Bank of America, N.A.
C/o Fidelity National Foreclosure
& Bankruptcy Solutions
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Map-Parcel Nos.
Parcel No.: 94-02-49.00

WHEREAS, Brandon H. Brodley, by Deed of Trust (the "Deed of Trust") dated August 27, 2002, of record as Instrument Number 20020910-0109343, in the Register's office for Davidson County, Tennessee, conveyed to PRLAP, Inc., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Bank of America, N.A.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument Number 20051129-0143290 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the *Nashville Record* newspaper on December 8, 2005; December 15, 2005; and December 22, 2005; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse located at 225 Polk Avenue (old Ben West Library building) in Nashville, Tennessee, at 11:00 a.m. on December 29, 2005, and Bank of America, N.A., (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred and Fifty-Three Thousand Dollars and No Cents ($153,000.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 1707 Long Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 29th day of December, 2005 at 12:45 p.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 29th day of December, 2005 at 12:48 p.m. CST.

My commission expires: 5-18-09

Notary Public

ANGEL A. [illegible] COMM. EXP. NOTARY PUBLIC PULASKI COUNTY AR

EXHIBIT "A"

LAND IN DAVIDSON COUNTY TENNESSEE BEING LOT NO 172 AND THE EASTERLY 15 FEET OF LOT NO 173 ON THE MAP OF EDGEFIELD LAND COMPANY FIRST SUBDIVISION OF RECORD IN BOOK 57, PAGE 130 SAID REGISTER'S OFFICE DESCRIBED AS FOLLOWS: SAID LOT AND PART OF LOT FRONT 65 FEET ON THE NORTHERLY SIDE OF LONG AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
SUBJECT TO ALL RESTRICTIVE COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING THE TITLE TO SAID REAL ESTATE AND ALL EASEMENTS OR RIGHTS-OF-WAY VISIBLE UPON THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRANDON H. BRADLEY, SINGLE, EDWARD J. LENZ, SINGLE, BY DEED FROM GWENDOLYN ANN CUFFMAN, DAVID CUFFMAN, AND EDWARD J. LENZ, RECORDED 12/17/1996 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, IN DEED BOOK 10292, PAGE 407.

TAX ID# 09402004900