RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Michael J. Henderson

GRANTEE(s)
HSBC BANK USA

Davidson County DEEDTRS
Recvd: 01/19/06 12:06 2 pgs
Fees:13.00 Taxes:567.58

20060119-0007279

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 18, 2005 and recorded February 24, 2005, as Instrument No. 20050224-0020660 in the Register's Office of Davidson County, Tennessee, Michael J. Henderson conveyed to Serenity Title and Escrow, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc. and Accredited Home Lenders, Inc. successors and assigns, 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 November 18, 2005 as Instrument No. 20051118-0139810 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 December 21, 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 HSBC BANK USA, at and for the sum of $153,401.04, 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 HSBC BANK USA 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 HSBC BANK USA, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Tract One: Situated in Davidson County, Tennessee, being Lot No. 42 on the plan of Connell Estates, Section Two of record in Plan Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot. Tract Two: being an 8007 square foot parcel of land lying in Davidson County, Tennessee, City of Goodlettsville, as follows: Beginning at an existing iron pin lying at the Northeast corner of herein described parcel, also being the Northeast corner of said Chuck Crook property, said point further described as being Southeast corner of Lot #42 of Connell Estates, Section II (Plat Book 2900 Page 150), and also lying in the West line of Mansker Heights, Section II (Plat Book 3106, Page 43); thence leaving said point of beginning and running with the West line of Mansker Heights and Lot #20 of said Mansker Heights South 6 degrees 16 minutes 32 seconds West a distance of 82.00 feet to a set iron pin lying at the Northeast corner of Lot #1 of Squires Point Subdivision, Section II (Plat Book 7164, Page 54); thence running with the North line of said Lot #1 North 84 degrees 54 minutes 43 sec West a distance of 195.32 feet to a set pin in the South line of said Connell Estates; thence with the South line of Connell Estates and said Lot #42 North 72 degrees 29 minutes 46 seconds East a distance of 213.40 feet to the point of beginning and containing 8007 square feet according to a survey by Willis Land Surveying, License #1547, dated January 14, 1995. Tract Two has no access or road frontage and contains less than 5 acres and cannot be conveyed as described herein without the conveyance of a parcel of land which would provide access. Being the same property conveyed to grantor herein by Warranty Deed of even date being recorded simultaneously herewith in Instrument Number 200502240020659, Register's Office for said County.

Commonly known as: 104 Dorr Drive, Goodlettsville, Tennessee 37072.
Tax Parcel No.: 018-12-0-037.00

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 HSBC BANK USA and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 11 day of Jan, 2006.

Tersa Larson

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 11 day of Jan, 2006.

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 $153,401.04, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tersa Larson

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 11 day of Jan, 2006.

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:
HSBC BANK USA
10790 Rancho Bernardo Road
San Diego, CA 92127

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