RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Patricia M. Sellers and Melissa M. Sparks a/k/a Melissa Cadwallader

GRANTEE(s)
IndyMac Bank, F.S.B.

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

Davidson County DEEDTRS
Recvd: 02/13/06 10:34 3 pgs
Fees:18.00 Taxes:513.39
20060213-0017046

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 11, 2003 and recorded April 23, 2003, as Instrument No. 20030423-0053922 and re-recorded on May 20, 2003, as Instrument No. 20030520-0068880 in the Register's Office of Davidson County, Tennessee, Patricia M. Sellers and Melissa M. Sparks a/k/a Melissa Cadwallader conveyed to Archer Land Title, Inc., as Trustee for U.S. Bank National Association, N.D., 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 December 21, 2005 as Instrument No. 20051221-0152752 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 January 11, 2006 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 IndyMac Bank, F.S.B., at and for the sum of $138,753.24, 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 IndyMac Bank, F.S.B. 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 IndyMac Bank, F.S.B., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 69, Haywood Hills, Section 5, as shown on plan of record in Plat Book 4675, pages 143 and 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Being the same property conveyed tp Patricia M. Sellers and Melissa M. Sparks with rights of survivorship, be deed from Robbin E. Williams and wife, Kelly D. Williams, dated May 24, 2001, recorded May 30, 2001, of record in Instrument No. 20010530-0055599, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4977 Algonquin Trail, Antioch, Tennessee 37013.

Tax Parcel No.: 16203039700

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 IndyMac Bank, F.S.B., 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 February, 2006

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 February 2006.

Notary Public

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

My Commission Expires:

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 $138,753.24, 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 February, 2006.

Notary Public

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

My Commission Expires:

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
IndyMac Bank, F.S.B.
155 North Lake Avenue
Pasadena, CA 91101