RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Omar K. Garner and Quiana Garner a/k/a Quiana N. Garner

GRANTEE(s)
GMAC Mortgage Corp.

Davidson County DEEDTRS
Recvd: 02/16/06 09:07 3 pgs
Fees:18.00 Taxes:323.51
20060216-0018699

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 20, 2004 and recorded January 4, 2005, as Instrument No. 20050104-0001456 in the Register's Office of Davidson County, Tennessee, Omar K. Garner and Quiana Garner a/k/a Quiana N. Garner conveyed to Cole Law Firm, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for GMFS, LLC, 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 **LESLIE GARRETT** as Co-Trustee by instrument of record recorded on December 5, 2005 as Instrument No. 20051205-145474 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 4, 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 GMAC Mortgage Corp., at and for the sum of $87,435.45, 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 GMAC Mortgage Corp. 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 GMAC Mortgage Corp., 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. 2 on the Plan of the Resubdivision of Parts of Lots 54 and 42 on the unrecorded Plan of a subdivision of Anderson Estates, Tract 14 (Book 1130, page 37, Register's Office for Davidson County, Tennessee, as shown of record in Plat Book 5190, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot. Being the same property conveyed to Clayton W. Tidwell and wife, Llewellyn S. Tidwell, by deed from W.J. Fillmore and wife, Cleo Fillmore, executed on 3/12/92 and filed for record on 3/26/92 in Book 8584, Page 303, Register's Office for Davidson County, Tennessee.

Commonly known as: 311 Nix Drive, Madison, Tennessee 37115.

Tax Parcel No.: 43-06-0092

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 14 day of Feb, 06.

Leslie Garrett, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Leslie Garrett, 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 14 day of Feb, 06.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $87,435.45, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leslie Garrett
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Leslie Garrett, 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 14 day of Feb, 06.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Electronic Registration System as nominee for GMAC Mortgage Corp.
500 Enterprise Road
Suite 150
Horsham, PA 19044

DEEDTrusteeforPMI_jbrown2_060104_1643

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
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(501) 219-9388