RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tiffany Moore and Joshua Moore

GRANTEE(s)
Federal National Mortgage Association

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: 03/06/06 15:03 3 pg:
Fees:17.00 Taxes:0.00
20060306-0025896

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 23, 2003 and recorded May 28, 2003, as Instrument No. 20030528-0071663 in the Register's Office of Davidson County, Tennessee, Tiffany Moore and Joshua Moore conveyed to Arnold M. Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc. (MERS), acting solely as nominee for America's Whosale Lender and America's Wholesale Lender, its 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 **LESLIE GARRETT** as Co-Trustee by instrument of record recorded on January 26, 2006 as Instrument No. 20060126-0010234 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 February 22, 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 Countrywide Home Loans, at and for the sum of $58,840.23, that being the highest and best bid offered; and

WHEREAS, the said Countrywide Home Loans has assigned its interest in said property to the Federal National Mortgage Association, its successors and assigns; 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 Countrywide Home Loans 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 Federal National Mortgage Association, 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 Lots No. 2 and 3 on the unrecorded map of Margaret L. Dickinson's Subdivision, and described, according to a copy of the survey thereof made by Blanchard and Parrish, Engineers, August 20, 1943, as follows: Beginning at a point in the center line of a drainage ditch in the easterly margin of Lanier Drive, which point is the common corner of Lots No. 1 and 2 and is 245.2 feet South of a concrete monument set in the easterly margin of said Drive, South 11 degrees 45 minutes East 100 feet to the common corner of Lots No. 3 and 4; thence with the line between said lots easterly 217.5 feet to a point in the westerly line of the Hailey Subdivision; thence with the line of the same North 18 degrees 45 minutes West 100 feet to a point, the common corner of Lots No. 1 and 2; thence with the line between said lots westerly 214.2 feet to the point of beginning. Being the same property conveyed to Ronald A. Cook and wife, Reba F. Cook, an undivided interest, and to Ruby I Cotham, an undivided interest, by deed from O. B. Bufford, Executor of the estate of Marjorie Bufford Rice Conrad, of record in Book 5791, Page 940, Register's Office for Davidson County, Tennessee, further said Ronald A. Cook did Quitclaim all interest by deed of record in Book 6016, Page 707, Register's Office for Davidson County, Tennessee dated 10-8-82; further said Ruby I. Cotham did Quitclaim all interest by deed of record in Book 7376, Page 13, Register's Office for Davidson County, Tennessee,

dated 9-23-87. Included in the above description but specifically excluded from this conveyance is the following described property. Land in Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of Margaret L. Dickinson's Subdivision, and described according to a copy of a survey made by Cantrell, Kemp, LLC September 20, 2002. Beginning at a point in the center line of a drainage ditch in the easterly margin of Lanier Drive, which is the common corner of Lots No. 1 and 2 is 245.2 feet South of a concrete monument set in the easterly margin of said Drive; thence South 11 degrees 45 minutes 00 seconds East, 50.00 feet to an iron pin found; thence easterly 215.8 feet to a new iron pin; thence North 18 degrees 45 minutes 00 seconds West, 50.00 feet to an iron pin in a fence corner; thence westerly, 214.2 feet to an iron pin, being the point of beginning, being 0.2465 acres, more or less. Being a part of the same property conveyed to Reba F. Cook by Quitclaim Deed from Ruby I. Cotham of record in Book 7376, Page 13, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Steve Hannah and wife, Connie Hannah, by Warranty Deed from Reba F. Cook of record in Instrument No. 20021101-0134119, said Register's Office, dated 10/29/02. Joshua Moore, spouse of Tiffany Moore, joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

Commonly known as: 121 Lanier Drive, Madison, Tennessee 37115.
Tax Parcel No.: 043-14-0121

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 the Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 24 day of Jan, 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 24 day of Jan, 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 $0.00, 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 who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 26 day of Jan, 16.

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:
Federal National Mortgage Association
Two Galleria Tower
13455 Noel Road, Suite 600
Dallas, Texas 75240-5003