RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jerry N. Tate

GRANTEE(s)
Federal Home Loan Mortgage Corporation

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: 03/13/06 11:07 3 pgs
Fees:17.00 Taxes:0.00
20060313-0028554

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 19, 2004 and recorded July 23, 2004, as Instrument No. 20040723-0088321 in the Register's Office of Davidson County, Tennessee, Jerry N. Tate conveyed to Nations Title Agency of Tennessee, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as nominee for First Magnus Financial Corporation and 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 SQUYRES** as Successor Trustee and **CHRIS GRAY** as Co-Trustee by instrument of record recorded on February 2, 2006 as Instrument No. 20060202-0012729 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 Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc., at and for the sum of $71,613.86, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, 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 Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. 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 Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tenessee, described as follows, to-wit:
A certain condominium apartment in Davidson County, Tennessee, described as follows:
Unit No. 112, Building 1, on the Horizontal Regime of Churchill Crossing Condominiums as recorded in the Master Deed of Record in Book 7792, Page 915, as amended in Book 7804, Page 616, which amends Lot 1, Churchill Crossing, of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Jerry N. Tate, unmarried, by Warranty Deed from Dina K. Hutcheson Mingle, married, of record in Instrument 200407230088320, Register's Office for Davidson County, Tennessee.
Subject to By-Law of record in Master Deed 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, and Book 10996, Page 199.
Subject to amended Charter Homeowner's Association of record in Book 7788 Page 924.

Commonly known as: 112 Churchill Crossing, Madison, Tennessee 37115.

Tax Parcel No.: 034030B11200CO

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 Home Loan Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 22 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 22 day of February, 2006.

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC Pulaski 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 $0.00, 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 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 LR this 22 day of February 2006.

Notary Public

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
8909 Westwood Center Drive
P.O. Box 5000
Vienna, Virginia 22183-5000