Davidson County DEEDTRS
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20060331-0036859

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 200110090109667

Responsible Taxpayer and Property Owner:
Tax Parcel No. 78-00-0017.01

Name: Federal National Mortgage Association

Address: c/o Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

Common Description: 4630 Old Hickory Boulevard
Nashville, TN 37218
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $107,409.63 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 9th day of March, 2006.

Katie J. Lew
Notary Public
My Commission Expires: 10/18/2009

KATIE J LEW
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 10/18/2009

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Bruce D. Edwards,** dated **9/25/2001** and recorded **10/9/2001 at INST. NO. 200110090109667**, Register's

Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Union Planters Bank, NA,** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **March 9, 2006** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville,** TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Countrywide Home Loans, Inc.** became the highest and best bidder(s) at and for the sum of **$107,409.63** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, **Countrywide Home Loans, Inc.** directed and instructed the undersigned to transfer, convey and assign the real estate described herein to the **Federal National Mortgage Association,** and to deliver the deed of reconveyance to said Department;

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Federal National Mortgage Association,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded **at INST. NO. 200110090109667**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 9th day of March, 2006.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 9th day of March, 2006.

Notary Public

My Commission Expires: 10/18/2009

KATIE J LEW
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES
10/18/2009

Exhibit "A"

Legal Description: (As shown on Deed of Trust)

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF OLD HICKORY BOULEVARD THE SOUTHWEST CORNER OF WRIGHT ET AL, THEN LEAVING SAID ROAD, WITH THE SOUTH LINE OF WRIGHT ET AL, WITH A FENCE, SOUTH 85° 32' 31' EAST, PASSING AN IRON ROD AT 33.5 FEET, IN ALL A DISTANCE OF 531.63 FEET TO AN OLD BAR, THEN GENERALLY WITH A FENCE, WITH THE REMAINDER OF BOOK 2925, PAGE 157, SOUTH 28° 22' 46" WEST, 379.75 FEET TO AN OLD IRON BAR AT A MARKED HICKORY, THE NORTHEAST CORNER OF MASON, BOOK 5163, PAGE 169, R.O.D.C., TN; THENCE WITH THE NORTH LINE OF SAME, WITH A FENCE, NORTH 85° 08' 20" WEST 521.08, FEET TO THE CENTER OF OLD HICKORY BOULEVARD, MARKED BY AN EXISTING IRON STAKE OFFSET AT 32.94 FEET, THENCE WITH THE CENTER OF OLD HICKORY BOULEVARD, WITH A CURVE TO THE RIGHT, DELTA 04° 31' 21", A RADIUS OF 3095.69 FEET, LENGTH OF 244.34 FEET, CHORD OF NORTH 26° 20' 36" EAST 244.28 FEET, THENCE NORTH 28° 36' 17" EAST 127.99 FEET TO THE POINT OF BEGINNING, CONTAINING 4.20 ACRES, MORE OR LESS, AND BEING THE TRACT DESCRIBED IN DEED BOOK 5170, PAGE 650, R.O.D.C., TN, ACCORDING TO A SURVEY BY P. ANTHONY CHAPDELAIN, JR., DATED JULY 28, 1986.

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