Davidson County DEEDTRS
Recvd: 05/08/06 09:13 3 pgs
Fees:17.00 Taxes:0.00
20060508-0053007

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Shaunda L. Evins

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 27, 2004 and recorded March 4, 2004, as Instrument No. 20040304-0025041 in the Register's Office of Davidson County, Tennessee, Shaunda L. Evins conveyed to Gregg Murphy, as Trustee for Mortgage Electronic Registration Systems, Inc., acting as a separate corporation solely as nominee for Columbia National, Incorporated and Columbia National Corporation's 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 December 30, 2005 as Instrument 20051230-0156626 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 Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Wells Fargo Bank, National Association on behalf of the certificateholders of Morgan Stanley ABS Capital Inc. Trust 2005-WMC45 Mortgage Pass-Through Certificates, Series 2005-WMC45 successors and assigns, at and for the sum of $57,634.67, that being the highest and best bid offered; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Wells Fargo Bank, National Association on behalf of the certificateholders of Morgan Stanley ABS Capital Inc. Trust 2005-WMC45 Mortgage Pass-Through Certificates, Series 2005-WMC45 successors and assigns has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or 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 Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Wells Fargo Bank, National Association on behalf of the certificateholders of Morgan Stanley ABS Capital Inc. Trust 2005-WMC45 Mortgage Pass-Through Certificates, Series 2005-WMC45 successors and assigns 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain condominium unit being Unit B located on Lot 16, on the Plan of Cedarwood Condominiums, Phase III, (Revised), as of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. BEING the same property conveyed to Stacy A. Woodside, unmarried, William J. Woodside, married as tenants in common with rights of survivorship by deed from Sheri A. Buckley, unmarried of record in Book 10150, Page 91, dated August 6, 1996, said Register's Office.

Commonly known as: 538 Cedar Drive, Nashville, Tennessee 37211.

Tax Parcel No.: 162090C70200CO

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 Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 11 day of January, 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 11 day of January 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 [illegible] this 11 day of January, 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:
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-3422354

DEEDTrusteeforHUD_agaliano_060104_1726

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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