RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Nettie E. Black

GRANTEE(s)
HSBC Bank USA, National 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: 05/11/06 08:44 2 pgs
Fees:13.00 Taxes:369.16
20060511-0055190

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 23, 2004 and recorded April 5, 2004, as Instrument No. 20040405-0037739 in the Register's Office of Davidson County, Tennessee, Nettie E. Black conveyed to American Title Company, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Fieldstone Mortgage Company and Fieldstone Mortgage Company 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 **TERSA LARSON** as Co-Trustee by instrument of record recorded on November 14, 2005 as Instrument No. 20051114-0136627 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 April 19, 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 HSBC Bank USA, National Association, at and for the sum of $99,773.66, 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 HSBC Bank USA, National Association 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 HSBC Bank USA, National Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Property located at: 922 Mitchell Road Davidson County Nashville Tennessee 37206 Land in Davidson County, Tennessee, being Lot No. 91, on the map of Rosewood Heights, Section III, as of record in Book 2133, Page 61, Register's Office for Davidson County, Tennessee. Said Lot No. 91, fronts 94.1 feet on the Westerly margin of Mitchell Road and extends back between lines 150.5 feet on the Northerly line and 149 feet on the Southerly line to a dead line in the rear measuring 78.9 feet thereon. Being the same property conveyed to Calvin E. Black and wife, Nettie E. Black on 11/7/94, by deed from Grace M. Kingery, filed for record on 11/9/94, in Book 9516, page 129, Register's Office for Davidson County, Tennessee. The said Calvin E. Black having since died.

Commonly known as: 922 Mitchell Road, Nashville, Tennessee 37206.

Tax Parcel No.: 083-08-0-111.00

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 HSBC Bank USA, National

Association, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 8th day of May, 2006

Tersa Larson

Tersa Larson, 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, Tersa Larson, 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 8th day of May, 2006.

Shellie R Chambers

Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $99,773.66, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tersa Larson

Tersa Larson
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, Tersa Larson, 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 8th day of May, 2006.

Shellie R Chambers

Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
HSBC Bank USA, National Association
10790 Rancho Bernardo Road
San Diego, CA 92127