RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Bobby L. Luckado

GRANTEE(s)
CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 2002-B

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: 06/30/06 09:15 2 pgs
Fees:13.00 Taxes:273.08
20060630-0078269

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 15, 2001 and recorded August 20, 2001, as Instrument No. 20010820-0089472 in the Register's Office of Davidson County, Tennessee, Bobby L. Luckado conveyed to Larry N. Westbrook, ESQ, as Trustee for ERA Mortgage, 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 **ANGELA MARTIN** as Co-Trustee by instrument of record recorded on June 5, 2006 as Instrument No. 200606050065765 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 June 7, 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 CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 2002-B, at and for the sum of $73,804.56, 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 CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 2002-B 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 CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 2002-B, 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 Lot No. 18 on the Plan of H.G. McNabbs Subdivision, of record in Book 1130, page 79 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof. Being the same property conveyed to Bobby L. Luckado by deed from Douglas Sargent of record as Instrument No. 200108200089471 Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3012 Harlin Drive, Nashville, Tennessee 37211.
>
> Tax Parcel No.: 119-13-0 038.00

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 CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 2002-B, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 8 day of June, 2006.

Aaron Squyres, Successor 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, Aaron Squyres, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 8 day of June, 2006.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $73,804.56, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Squyres
Successor 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, Aaron Squyres, as Successor 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 LR this 15 day of June, 2006.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 2002-B
4001 Leadenhall Road
Mount Laurel, NJ 08054