RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sadrudin Gangji a/k/a S. Gangji

GRANTEE(s)
J.P. Morgan Chase Bank, as Trustee Resdiential Funding Corporation, Attorney - in- Fact

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: 07/17/06 15:40 4 pgs
Fees:23.00 Taxes:341.88
20060717-0085948

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 30, 2004 and recorded May 6, 2004, as Instrument No. 20040506-0051994 in the Register's Office of Davidson County, Tennessee, Sadrudin Gangji a/k/a S. Gangji conveyed to Nashville Title Insurance Corp., as Trustee for Mortgage Electronic Registration Systems, Inc., acting as a separate corporation solely as nominee for Mortgage Lenders Network USA, Inc. and Mortgage Lenders Network USA, Inc.'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 March 8, 2006 as Instrument No. 20060308-0026752 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 March 29, 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 J.P. Morgan Chase Bank, as Trustee Resdiential Funding Corporation, Attorney - in- Fact, at and for the sum of $92,400.00, 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 J.P. Morgan Chase Bank, as Trustee Resdiential Funding Corporation, Attorney - in- Fact 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 J.P. Morgan Chase Bank, as Trustee Resdiential Funding Corporation, Attorney - in- Fact, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 28-B on the Plan of Zone Lot Division of Lots 23, 27, 28 and 48, Hunter's Point Subdivision, of record in Book 5200, Page 736, and amended in Book 6900, Page 366, Register's Office for Davidson County,Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot No. 28-B fronts 43.21 feet on the westerly margin of Hunters's Point and extends back 149.27 feet on the southerly line, which is a broken line, and 174.23 feet on the easterly line to a dead line in the rear, measuring 43.62 feet thereon. Being the same property conveyed to Sadrudin Gangji, from David P. Nixon and wife Tina L. Nixon, by deed on April 30, 2004, of record in Instrument Number 20040506-0051993, Register's Office for Davidson County, Tennessee.

Commonly known as: 5160 Hunters Point Lane, Hermitage, Tennessee 37076.

Tax Parcel No.: 098-050-179.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 J.P. Morgan Chase Bank, as Trustee Resdiential Funding Corporation, Attorney - in- Fact, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 21 day of June, 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 21 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 $92,400.00, 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 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 21 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:
J.P. Morgan Chase Bank, as Trustee Resdiential Funding Corporation, Attorney - in- Fact
132 Welsh Road
Suite 100
Horsham, PA 19044

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

1110-91019

VB

March 22, 2006

Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211

Dear Mr. Squyres:

This is to acknowledge receipt of your correspondence dated March 1, 2006 regarding Sadrudin Gangji, 5160 Hunters Point Lane, Hermitage, Tennessee 37076, TIN [redacted]50-[redacted]36. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact Leticia Wright, badge number 62-11108, telephone number, (615)250-5257, fax to (615)250-5406, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Gwannette Claybrook

Gwannette Claybrook
Technical Services Group Manager

Enclosure

REPORT OF SALE

Sadrudin Gangji
5160 Hunters Point Lane, Hermitage, Tennessee 37076
[redacted]-3336

Date Sale Held: 3/29/2006 Sale Price: $92,400.00

Purchaser's Name and Address: J.P. Morgan Chase Bank, as Trustee.
Residential Funding Corporation, Attorney-in-Fact
132 Welsh Road Suite 100 Horsham, PA 19044

Payoff Amount of Foreclosing Instrument: $105,596.42

Detail Expenses Charged to the Sale: N/A

Will You Seek a Deficiency Judgment? YES (NO)

Amount of Judgment Obtainable: N/A

Judgment Recording Place:

Volume: Page:

"Under penalty of perjury, I declare this information true, correct and complete."

3/30/2006 Tina Davis
Date Signature

MAIL TO:
INTERNAL REVENUE SERVICE
AREA DIRECTOR COMPLIANCE
ATTN: TECHNICAL SERVICES
801 BROADWAY, MDP 53
NASHVILLE, TN 37203