CLT No. 119-1-25900, 119-2-125.00 and 119-1-258.00

This instrument prepared by: WINCHESTER, SELLERS,
FOSTER & STEELE, P.C.
P. O. Box 2428
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File No. 1217.0222L

Davidson County DEEDTRS
Recvd: 07/19/06 08:42 4 pgs
Fees:23.00 Taxes:346.69
20060719-0086824

Responsible Taxpayer and Property Owner:

Name: **AMC Mortgage Services** Address: **505 City Parkway West, Suite 100**
City: **Orange** State: **CA** Zip: **92868**
Attention: **RSD Department**

Mortgagee: _____

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$93,701.13,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20 day of June 2006

Notary Public

My Commission Expires: 02/04/07

STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

SUCCESSOR TRUSTEE'S DEED

This instrument made this 20th day of June, 2006, by and between **GORDON D. FOSTER,** Successor Trustee, of Knox County, Tennessee, party of the first part, and **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE SECURITIES INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005, WITHOUT RECOURSE,** party(ies) of the second part.

WITNESSETH:

THAT, WHEREAS, on the 27th day of October, 2005, **TONY ALEXANDER ASKEW, unmarried,** of Davidson County, Tennessee, duly executed and acknowledged a Tennessee Deed of Trust, recorded as Instrument No. 20051031-0131036, in the Register's Office for Davidson County, Tennessee, conveying to Wesley D. Turner, Trustee, the hereinafter described real estate, to secure payment of one (1) Promissory Note in the principal sum of Eighty Seven Thousand Eight Hundred Eighty Five and No/100 ($87,885.00) Dollars, dated the 27th day of October, 2005, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Tennessee Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Tract No. 1
Land in Davidson County, Tennessee, being described as .17 acre bordering on Evelyn Drive and further known as Field Book no. 6DA-15548 and Map 119-1, Parcel 260, Tax Records of Davidson County,

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Being part of Lot No. 25, on the map of Subdivision of part of Cumberland

Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Evelyn Drive said point being the northwest corner of Lot No. 26 on said plan; thence with the westerly boundary of Lot No. 26 southwardly 77.1 feet to a point; thence south 77 degrees 21 minutes west 52.8 feet to the easterly margin of an alley; thence with said alley northwardly 94 feet to the said southerly margin of Evelyn Drive; thence with said margin eastwardly 50 feet , more or less, to the point of beginning and containing 4278 feet.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

Tract No. 2

Being Lot No. 26 on the Map of the subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos. 6, 11, 12, and 13, Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said remaining part of Lot No. 26 fronts 50 feet on an alley and runs back 89.70 feet, more or less, as the easterly line and 72.90 feet, more or less, on the westerly line to the margin of I-440 of which it measures 52.8 feet.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Being part of Lot No. 26 on the Map of the Subdivision of part of Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Evelyn Drive said point being the northwest corner of Lot No. 27 on said plan; thence with the westerly boundary of Lot No. 27 southwardly 60.3 feet to a point; thence south 77 degrees 21 minutes west 52.8 feet to a point in the easterly boundary of Lot No. 25; thence with said boundary northwardly 77.1 feet to the southerly margin of Evelyn Drive; thence with said margin south 84 degrees east 50 feet to the point of beginning and containing 3435 square feet.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

Tract No. 3

Being Lot No. 28 on the Map of the subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos. 6, 11, 12, and 13, Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 28 fronts 50 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

Tract No. 4

Being Lot No. 27 on the Map of certain lots in Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 27 fronts 50 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

A Deed heretofore conveyed from Millard Trenton Stubblefield, et ux, to the Highway Department of the State of Tennessee of record in Book 4360, page 62, Register's Office for Davidson County, Tennessee, being described as follows:

Being parts of Lot Nos. 27 and 28 on the plan of the Subdivision of certain lots in Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Evelyn Drive said point being the northeast corner of Lot No. 26, on said plan; thence with the margin of Evelyn Drive South 84 deg. 00 min. East 100 feet to the northwest corner of Lot No. 29; thence with the westerly boundary of Lot 29 southwardly 26.6 feet to a point; thence South 77 deg. 21 min. West 105.7 feet to the easterly boundary of said Lot No. 26; thence with said boundary northwardly 60.3 feet to the point of beginning and containing 4345 square feet.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

The Highway of State of Tennessee, or its duly authorized agents or assigns is hereby given the right to enter upon Grantors remaining land for the purpose of removing improvements and/or encroachments which are located both on land granted to said Highway Department, and the remaining land to the Grantor herein.

Being the same property conveyed to Tony Alexander Askew, unmarried by Warranty Deed from Roger P. Hogan, married, dated October 27, 2005, recorded October 31, 2005 of record in Instrument No. 200510310131035, Register's Office for Davidson County, Tennessee.

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Said property bears the street address of 109 Evelyn Drive, Nashville, TN 37210.

The foregoing property description is the same as the previous Deed of record, no updated boundary survey having been obtained at the time of this conveyance.

WHEREAS, on the 17th day of May, 2006, **GORDON D. FOSTER** of Knox County, Tennessee, was appointed and designated Successor Trustee under the aforesaid Tennessee Deed of Trust pursuant to the terms and conditions of said Tennessee Deed of Trust by the AMC Mortgage Services, Inc. as authorized agent, said Appointment being of record as Instrument No. 20060530-0063171 in the aforesaid Register's Office; and

WHEREAS, said Promissory Note was duly signed and executed by **TONY ALEXANDER ASKEW, unmarried**; and

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the above-described Note, which total amount was past due at the time the foreclosure of said Tennessee Deed of Trust was begun, and AMC Mortgage Services, Inc directed the party of the first part to foreclose said Tennessee Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described, as provided in said Tennessee Deed of Trust, in a local newspaper published in Davidson County, Tennessee, to-wit, the *Nashville Record*, giving the time, place and terms of said sale; and

WHEREAS, on the 15th day of June, 2006, at the hour of 10:00 o'clock a.m. local time, at the Davidson County Register of Deeds Office at the Gaylord Entertainment Center in Nashville, Tennessee, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Tennessee Deed of Trust, and being cried for a reasonable time, was finally sold to the party(ies) of the second part, at a bid of **$93,701.13,** party(ies) of the second part being the highest and best bidder(s), which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Tennessee Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part, as Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto the said party(ies) of the second part the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Tennessee Deed of Trust, and all persons claiming through and under said makers.

Party of the first part as Successor Trustee, does hereby transfer, assign, and set over unto the party(ies) of the second part, his (their) heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Tennessee Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Successor Trustee, but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, party of the first part has hereunto set his hand and seal the day and year first above written.

Gordon D. Foster, Successor Trustee

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, **Gordon D. Foster, Successor Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 20 day of June, 2006.

Notary Public

My Commission Expires: 02/04/07

LESLIE MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY