SUCCESSOR TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 09/06/06 08:15 3 pgs
Fees:18.00 Taxes:96.83
20060906-0109699

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $26,170.28.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 30th day of August, 2006

Notary Public

My commission expires: 2/25/2013

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
Bank of America, N.A.
C/o Fidelity National Foreclosure
& Bankruptcy Solutions
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Send Tax Bills To:
Bank of America, N.A.
C/o Fidelity National Foreclosure
& Bankruptcy Solutions
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Map-Parcel Nos.
Parcel No.: 133120119

WHEREAS, James E. Hughes and Lyda G. Hughes , by Deed of Trust (the "Deed of Trust") dated January 14, 1998, of record in Book 10774, at Page 7, and as Instrument No. 0395083, in the Register's office for Davidson County, Tennessee, conveyed to Ron Suedekum, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to NationsBank of Tennessee, N.A.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20060717-0085444 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the

time and place of said sale having been published in the Nashville Record newspaper on July 27, 2006, August 3, 2006, and August 10, 2006; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. on August 17, 2006, and Bank of America, N.A. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Twenty-Six Thousand One Hundred Seventy Dollars and Twenty-Eight Cents ($26,170.28).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

> All that certain parcel of land situated in city of Nashville, being known as Lot 28, Valley View Meadows, Section two, Plate Book 3600, Page 60, Davidson County Records, and being more fully described in Deed Book 9781, Page 72, recorded on 09/01/95 among the land records of Davidson County, TN.
>
> Being the same property conveyed to James E. Hughes, Lyda G. Hughes by deed from Margaret E. Ashburn dated 08/25/95, recorded 09/01/95, in Deed Book 9781, Page 72.
>
> This is improved property known as: 285 Elysian Fields Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 30th day of August, 2006 at 10:48 a.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 30th day of August, 2004 at 10:49 a.m. CDT.

My commission expires: 2/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.