TENNESSEE
MAP: #81-16-22

WAGIH WAHBA
H.C. #0426670790

Davidson County DEEDTRS
Recvd: 12/06/06 08:43 2 pgs
Fees:13.00 Taxes:282.64
20061206-0150472

TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED DECEMBER 21, 2005, AND RECORDED IN REGISTER'S INSTRUMENT: #20051227-0153669, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, WAGIH FOUAD WAHBA, CONVEYED TO ATTORNEY ARNOLD M. WEISS, TRUSTEE(S), 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, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on November 21, 2006, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY SIX THOUSAND THREE HUNDRED NINETY DOLLARS AND 00/100; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Trustee, does hereby grant, bargain, sell and convey to the said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in NASHVILLE, County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #253, AS SHOWN ON THE MAP ENTITLED ADDITION TO THE TOWN OF MCGAVOCK, OF RECORD IN PLAT BOOK: #21, PAGE: #41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT: #253 FRONTS 50 FEET ON THE WEST SIDE OF 14TH AVENUE NORTH AND EXTENDS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY IN THE REAR.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

WAGIH F. WAHBA, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20051227-0153668, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, with full power in trustee to sell, mortgage, lease, convey, or otherwise dispose of said property, any purchaser, lessee or encumbrancer being hereby expressly relieved of the necessity of looking to the application of the proceeds of any such sale, lease, mortgage or other disposition, and unto the successors and assigns of the said trustee in fee simple forever, to whom the said Arnold M. Weiss, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

The said Trustee has applied the consideration as follows:

Publication Expense	265.02
Attorney's Fees and Trustees Fees	550.00
Credit on Note	75,574.98
	$76,390.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Trustee, has on November 21, 2006 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 21, 2006 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY COMM EXP 12-9-06

My Commission Expires:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1409 14TH AVENUE NORTH
NASHVILLE, TENNESSEE 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
C/O HOMECOMINGS FINANCIAL NETWORK
C/O GMAC-RFC, ATTN: REFERRAL TEAM
ONE MERIDIAN CROSSING, SUITE 100 03-03-10
RICHFIELD, MN 55423

MORTGAGEE: NONE

RETURN TO:→

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,390.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF November 20 06
NOTARY PUBLIC
MY COMMISSION EXPIRES

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY COMM EXP 12-9-06