RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kimberly Oakes

GRANTEE(s)
U.S.Bank National Association

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: 05/03/07 10:09 2 pgs
Fees:13.00 Taxes:211.83
20070503-0052942

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 5, 2006 and recorded June 12, 2006, as Instrument No. 20060612-0069413 in the Register's Office of Davidson County, Tennessee, Kimberly Oakes conveyed to American Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc. and Accredited Home Lenders, Inc. 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 **BILLY GLASS** as Co-Trustee by instrument of record recorded on April 5, 2007 as Instrument No. 20070405-0040825 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 April 25, 2007 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 Chase Home Finance LLC as attorney in fact for U.S.Bank National Association, at and for the sum of $57,252.49, 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 U.S.Bank National Association 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 U.S.Bank National Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Property located at: 2137 Sadler Ave, Davidson County, Nashville, TN 37211 and: Land in the sixth Civil District of Davidson County, Tennessee, being Lot NO. 56 on the Plan of Sadler place as of record in Book 332, page 31, Register's Office for Davidson County, Tennessee, more particularly described as follows: Said Lot N0. 56 fronts 50 feet on the westerly side of Sadler Avenue and runs back between parallel lines 165 feet to an alley. Being the same property conveyed to Phil Bodiford on 07/18/05, by deed from Timothy Carl Stafford, unmarried and filed for record on 07/19/05 iin Instrument No. 200507190083654, said Register's Office for Davidson County, Tennessee.
> Being the same property conveyed to Timothy Carl Stafford on 09/25/90, by deed from Willie F. Smith and wife, Bertha P. Smith, and filed for record on 09/26/90, in Book 8203 page 232 said Register's Office for Davidson County, Tennessee. Being the same property conveyed to Kimberly Oakes by deed **dated 06/05/06 from Phil Bodiford, filed for record** in Instrument No. 20060612-0069412, Register's Office for Davidson County, Tennessee.
> Parcel number: 106130147.00

Commonly known as: 2137 Sadler Avenue, Nashville, Tennessee 37210.

Tax Parcel No.: 41859418

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 U.S.Bank National Association, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 25th day of April 2007.

Billy Glass, 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, Billy Glass, 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 25th day of April, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $57,252.49, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billy Glass
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, Billy Glass, 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 Little Rock this 25th day of April, 2007.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S.Bank National Association
10790 Rancho Bernardo Road
San Diego, CA 92127