**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Joseph M. Carter a/k/a Joseph Carter**

**GRANTEE(s)**
**Federal National Mortgage 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: 05/16/07 08:45 2 pgs
Fees:12.00 Taxes:0.00
20070516-0058378

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 30, 2006 and recorded February 2, 2006, as Instrument No. 20060202-0013067 in the Register's Office of Davidson County, Tennessee, Joseph M. Carter a/k/a Joseph Carter conveyed to Robert M. Wilson, Jr., as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender'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 **BILLY GLASS** as Co-Trustee by instrument of record recorded on May 2, 2007 as Instrument No. 20070502-0052353 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 May 9, 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 Countrywide Home Loans, Inc., at and for the sum of $130,253.97, that being the highest and best bid offered; and**

WHEREAS, the said Countrywide Home Loans, Inc. has assigned its interest in said property to the Federal National Mortgage Association, its successors and assigns; 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 Countrywide Home Loans, Inc. 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Maury & Claiborne's Addition to South Nashville, as of record in Book 21, pages 84-85, Register's Office for Davidson County, Tennessee. Said Lot fronts 35 feet on the easterly side of Claiborne Street and runs back between parallel lines 165 feet to an alley. BEING the same property conveyed to Omar Melo on 8/6/2004 by deed from Richland Builders of Tennessee, a Tennessee General Partnership, filed for record 8/23/2004 in Instrument No. 20040823-0101263, Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Joseph Carter, unmarried, on 6/16/2005 by deed from Omar Melo, unmarried, filed for record on 6/17/2005 in Instrument No. 20050617-0069676. Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 113 Claiborne Street, Nashville, Tennessee 37210.
>
> Tax Parcel No.: 09316005900

TO HAVE AND TO HOLD the said real property above described, together with the privileges and

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 9th day of May, 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 9th day of May, 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 $0.00, 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 9th day of May, 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:**
Federal National Mortgage Association
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024