RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Phyllis Cronan Smith and Rena P. Smith

GRANTEE(s)
MBNA-AMERICA

Return to!

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: 06/06/07 13:50 2 pgs
Fees:13.00 Taxes:427.57
20070606-0067906

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 9, 2004 and recorded January 22, 2004, as Instrument No. 20040122-0008455 in the Register's Office of Davidson County, Tennessee, Phyllis Cronan Smith and Rena P. Smith conveyed to Arnold M. Weiss, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as 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 **LESLIE GARRETT** as Co-Trustee by instrument of record recorded on April 24, 2006 as Instrument No. 20060424-0046256 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 24, 2006 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 MBNA-AMERICA, at and for the sum of $115,560.58, 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 MBNA-AMERICA 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 MBNA-AMERICA, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> BEING the easterly one-half of Lot No. 42 on the Map of Bush Spain's Subdivision of Part of the Zack Stull Lands, as of record in Plat Book 161, page 129, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description. BEING THE SAME PROPERTY conveyed to Phyllis Smith Cronan and Rena Parker Smith by deed dated 3/17/94 of record in book 9314, page 32, in the aforesaid Register's Office. THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County. Said property having a physical address of: 1012 Spain Avenue, Nashville, Tennessee 37216 (72-9/178).
>
> Commonly known as: 1012 Spain Avenue, Nashville, Tennessee 37216.
>
> Tax Parcel No.: 72-09-0178

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 MBNA-AMERICA, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 30th day of April, 2007

Aaron Squyers, Successor 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, Aaron Squyers, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 30th 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 $115,560.58, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MBNA-AMERICA

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

Angela Howard
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County, Tennessee

Angela Howard
Notary Public

My Commission Expires: 5/15/2010

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MBNA-AMERICA
400 Countrywide Way
Simi Valley, CA 93065