"EXEMPT TRANSACTION,
GOVERNMENTAL AGENCY IS
HOLDER OF INDEBTEDNESS."

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Giovanni Rodriguez and Dalia Garcia

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

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: 06/28/07 08:32 2 pgs
Fees:12.00 Taxes:0.00
20070628-0076980

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 25, 2003 and recorded May 9, 2003, as Instrument No. 20030509-0062633 in the Register's Office of Davidson County, Tennessee, Giovanni Rodriguez and Dalia Garcia conveyed to Allen E. Schwartz, as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Transland Financial Services, Inc. and Transland Financial Services, 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 **CRYSTANNA DUFFY** as Co-Trustee by instrument of record recorded on January 3, 2007 as Instrument No. 20070103-0000688 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 January 24, 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, at and for the sum of $131,790.73, that being the highest and best bid offered; and

WHEREAS, the said Chase Home Finance LLC has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or 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 Chase Home Finance LLC 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot "C" on the Corrected Map of the W.P. Ready Subdivision of the Thornton Tract, as of record in Book 332, Page 110 Register's Office for said County, and more particularly described as follows: Beginning at a point in the Southerly margin of Sarver (formerly Madison Avenue), 130 feet Westwardly from the common corner of Lots "C" and "D", thence with said Avenue, Westwardly 75 feet to a point, thence Southwardly 247 feet, more or less, to the Southwest corner of the property conveyed to James K. Traughber and wife by deed from George P. Howell and wife, of record in Book 1538, Page 479, said Register's Office, thence with Traughber's Southerly line Eastwardly 75 feet to a point, thence Northwardly 244.5 feet, more or less, to the beginning. Being the same property conveyed to Giovanni Rodriguez, married, by deed of record in Instrument Number 20030509-0062632, Register's Office for Davidson County, Tennessee. Dalia Garcia joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgage, or their assigns in enforcing any rights.

Commonly known as: 140 Sarver Avenue, Madison, Tennessee 37115.

Tax Parcel No.: 043-01-0-123.00

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 The Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the ~~said~~ Co-Trustee has hereunto set his or her hand and seal this 24 day of Jan, 2007

Crystanna Duffy, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Crystanna Duffy, 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 24 day of Jan, 2007

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

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.

Crystanna Duffy, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Crystanna Duffy, as Co-Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 24 day of Jan, 2007

Notary Public

My Commission Expires: Shannon L. Defoor NOTARY PUBLIC Saline County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-3262923-703